

**Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, May 20, 2025 at 11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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Meeting ID: 237 503 468 111

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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 Monday, May 19, 2025.**

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: 2025-004

A. CALL TO ORDER

B. Consent Agenda (ACTION ITEM):

- [CA 1](#) Motion to approve bills since April 15, 2025. **ACTION ITEM**
- [CA 2](#) Motion to approve meeting minutes dated April 1, 2025. **ACTION ITEM**

C. Old Business (ACTION ITEM):

- [OB 1](#) Discussion of Bullion Pathway related to Downtown Master Plan. **ACTION ITEM**
- [OB 2](#) Consideration of Resolution 2025-_____, to adopt the Amended and Restated Participation Policy. **ACTION ITEM**

D. Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Staff Updates: Closing Date
- **SR 2** Upcoming Meetings: June 17, 2025
 - LHTAC/River Street Agreement
 - Airport Way Participation Policy

E. Adjourn

AGENDA ITEM SUMMARY

DATE: 05/20/25

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Motion to approve bills since April 15, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached is a summary of current bills due and all invoices.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills since April 15, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Report Criteria:

Caselle GL updated
GL update method: Accrual
Posting invoice - detail
- AP Journal: AP
Includes pending invoices
Posting checks

GL Invoice Update Summary

Vendor Num	Vendor Name	GL Account Num	Invoice	Seq	Type	Amount	Freight/Tax	FWH	A/P
1007	Caselle Inc.	410200	140414	1	Inv	1,333.34	.00	.00	1,333.34-
		420200	140414	2	Inv	1,333.34	.00	.00	1,333.34-
		430200	140414	3	Inv	1,333.32	.00	.00	1,333.32-
1007	Caselle Inc.	410200	41220	1	Inv	166.67-	.00	.00	166.67
		420200	41220	2	Inv	166.67-	.00	.00	166.67
		430200	41220	3	Inv	166.66-	.00	.00	166.66
1016	Elam & Burke	410600	214637	1	Inv	334.83	.00	.00	334.83-
		420600	214637	2	Inv	334.84	.00	.00	334.84-
		430600	214637	3	Inv	334.83	.00	.00	334.83-
1023	Hales Engineering	410600	2025-7940	1	Inv	2,411.55	.00	.00	2,411.55-
1030	Enourato, Lisa	420200	112	1	Inv	255.00	.00	.00	255.00-
		410200	112	2	Inv	85.00	.00	.00	85.00-
		430200	112	3	Inv	85.00	.00	.00	85.00-
1036	Mt Express	410200	20250430	1	Inv	7.36	.00	.00	7.36-
						7,348.41	.00	.00	7,348.41-

Check Update Summary

Vendor Num	Vendor Name	GL Acct Num	Check Num	Type	Discount	A/P	Cash
1007	Caselle Inc.	200010	1333	CCk	.00	3,500.00	3,500.00-
1016	Elam & Burke	200010	1334	CCk	.00	1,004.50	1,004.50-
1023	Hales Engineering	200010	1336	CCk	.00	2,411.55	2,411.55-
1030	Enourato, Lisa	200010	1335	CCk	.00	425.00	425.00-
1036	Mt Express	200010	1337	CCk	.00	7.36	7.36-
					.00	7,348.41	7,348.41-

GL Summary of Discount, A/P, and Cash

GL Account Title	GL Account Number	Debit	Credit
Moutain West Savings	100100	.00	7,348.41-
Accounts Payable	200010	7,848.41	7,848.41-
Administrative Expenses - Airp	410200	1,425.70	166.67-
Professional and legal Service	410600	2,746.38	.00
Administrative Expenses - Gate	420200	1,588.34	166.67-
Professional and legal Service	420600	334.84	.00
Administrative Expense South U	430200	1,418.32	166.66-
Professional and Legal Service	430600	334.83	.00
		15,696.82	15,696.82-

No update errors occurred

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



April 30, 2025

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

Invoice No. 214637
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from April 1, 2025 through April 30, 2025.

RE: General

Total Professional Services	\$ 1,004.50
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 1,004.50

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



April 30, 2025

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

Invoice No. 214637
Client No. 887
Matter No. 1
Billing Attorney: MSC

REMITTANCE

RE: General

BALANCE DUE THIS INVOICE

\$ 1,004.50

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.

NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: [Pay Now](http://PayNow) or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
ABA Routing Number: 021052053

CHECK PAYMENTS

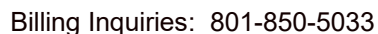
All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 214637, File # 887 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

Fax: 801-850-5001

[illegible]



140414

**Bill To: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY ID 83333**

Terms: Net 30 Days

Customer No: 1667

Interest at 1.5% per month will be charged on all accounts 30 days past due.

Cancellation of orders for software are subject to a cancellation fee of 10%, if cancelled within 30 days of order, or 25%, if cancelled within 60 days of order. Cancellations after 60 days will receive no credit.

Hales Engineering
1220 N 500 W, Suite 202
Lehi, UT 84043
8017664343
accounting@halesengineering.com



INVOICE

BILL TO

Lisa Enourato
Hailey Urban Renewal Agency
115 S Main St
Hailey, ID 83333

INVOICE # 2025-7940
DATE 05/01/2025
DUE DATE 05/31/2025
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time through February & March 2025)			
02/28/2025	[A-T&M] Josh Meet with City and project team; discuss next steps	1:30	180.00	270.00
02/28/2025	[A-T&M] Joseph Mtg w/ City	1:00	170.00	170.00
03/13/2025	[A-T&M] Josh Worked on future projections	1:00	180.00	180.00
03/14/2025	[A-T&M] Cory TMP Work	3:00	160.00	480.00
03/18/2025	[A-T&M] Cory TMP Work	3:00	160.00	480.00
03/19/2025	[A-T&M] Joseph Future volume projections	0:30	170.00	85.00
03/19/2025	[A-T&M] Cory TMP Work	1:00	160.00	160.00
03/24/2025	[A-T&M] Josh Review volume re-routing	1:00	180.00	180.00
03/24/2025	[A-T&M] Joseph Volume discussion	0:30	170.00	85.00
03/25/2025	[A-T&M] Cory TMP Work	1:30	160.00	240.00
				Subtotal: 2,330.00
	3.5% Credit Card Fee - Please remove if paying via ACH or check.	2,330	0.035	81.55

We appreciate your business.
Please note our new mailing address listed on this
invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE

\$2,411.55



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



STATEMENT

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

ACCT. NO.
10002437

DATE:
4/30/2025

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
03/31/25	BBF					Balance Brought Forward	3,816.38
04/07/25	CSH					Payment	-157.80
04/07/25	CSH					Payment	-1,977.48
04/21/25	CSH					Payment	-948.12
04/21/25	CSH					Payment	-926.98
04/02/25	INV	12688944	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several opportunities &	89.92
04/02/25	INV	12689170	Idaho Mountain Express	Class Display	1 X 7	Legal-4/21 P & Z	47.84
04/04/25	INV	12688944	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several opportunities &	79.92
04/09/25	INV	12689151	Idaho Mountain Express	Display	3 X 2	Invitation to Bid-Sunbeam Well	254.60
04/09/25	INV	12688944	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several opportunities &	79.93
04/16/25	INV	12689151	Idaho Mountain Express	Display	3 X 2	Invitation to Bid-Sunbeam Well	245.84
04/16/25	INV	12689589	Idaho Mountain Express	Class Display	1 X 3	Legal - URA 2024 Activities Report	22.08
04/18/25	INV	12689539	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several openings with	89.92
04/23/25	INV	12689151	Idaho Mountain Express	Display	3 X 2	Invitation to Bid-Sunbeam Well	245.84
04/23/25	INV	12689539	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several openings with	79.93
04/23/25	INV	12689785	Idaho Mountain Express	Class Display	1 X 9	Legal-5/5 P&Z	64.40
04/23/25	INV	12689786	Idaho Mountain Express	Class Display	1 X 7	Legal-5/5 Impact Fee Adv. Committee	49.68
04/23/25	INV	12689787	Idaho Mountain Express	Class Display	1 X 8	Legal-5/12 City Council	55.20
04/23/25	INV	12689788	Idaho Mountain Express	Class Display	1 X 12	Legal-Ordinance No. 1344	87.40
04/30/25	INV	12689540	Idaho Mountain Express	Classified	2.88 In.	The City of Hailey has several openings with	137.65
04/30/25	INV	12690058	Idaho Mountain Express	Class Display	1 X 7	Legal-5/19 Impact Fee Adv. Committee	50.60
04/30/25	INV	12690059	Idaho Mountain Express	Class Display	1 X 6	Legal-5/19 P & Z	45.08

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
-1,531.83	0.00	0.00	0.00	1,531.83

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.
10002437

DATE:
4/30/2025

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

AMOUNT DUE: \$1,531.83

AMOUNT ENCLOSED \$ 1,703.75

PAYMENT DUE BY: 5/15/2025



AFFIDAVIT of PUBLICATION

COPY OF NOTICE
Legal Notice
TITLE OF NOTICE
City of Hailey
BILL TO

State of Idaho
County of Blaine

Pam Morris, being first duly sworn, deposes and says that she is the 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 more than seventy-eight consecutive weeks prior to the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by the laws of the State of Idaho, and 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 16 day of April, 2025, and the date of the last publication was on the 16 day of April, 2025, and, in addition thereto, the annexed advertisement was published beginning on the 7 day of April, 2025, digitally on the website "idnewspaper.idahopublicnotices.com" as provided by Idaho Code 60-160A.

Pam Morris

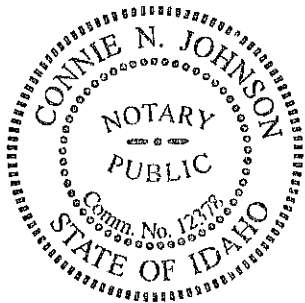
PUBLISHER

Subscribed and sworn to before me this 16 day of April, 2025.

Connie N. Johnson
NOTARY PUBLIC

Residing at Hailey, Idaho.

My commission expires
on 7/10/2030



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 2024 activities with the office of the Hailey City Clerk and the Idaho State Controller's office. The report is available for inspection during business hours in the office of the Hailey City Clerk, 115 Main Street South, Hailey, Idaho. The report is also available on the Agency's website at <https://haileycltyhall.org/boards-and-commissions/hailey-urban-renewal-agency/>.
If you have any questions please contact City Clerk, Mary Cone, 208-788-4221.
PUBLISH
IDAHO MOUNTAIN EXPRESS
APRIL 16, 2025

COST OF PUBLICATION

Number of Picas per Line 115

Number of Lines in Notice 24

Number of Insertions 1

Lines tabular at _____ 9.0 cents/pica

24 Lines straight at \$22.08 8.0 cents/pica

Subsequent lines at _____ 7.0 cents/pica

\$22.08

TOTAL COST

INVOICE

INVOICE: 112
DATE: MAY 13 2025

PO#:
Administrative Services

Make all checks payable to Lisa Enourato
Payment due within 30 days.

THANK YOU!

Invoice 112 Detail

HURA

[illegible]

TOTAL	5
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	General	Gateway	Airport	South
	3	2		0
General divided by 2		1.5	1.5	
Total Hours Billed per District		3.5	1.5	
Total Amount Billed per District		\$297.50	\$127.50	

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/20/25

District: Gateway and Airport Way Districts

STAFF: JP

SUBJECT: Motion to meeting minutes dated April 15, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated April 15, 2025.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to meeting minutes dated April 15, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, April 15, 2025 at 11:00 AM

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Or call in (audio only)

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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, April 14, 2025.**

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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: 2025-004

Present

Commission: Larry Schwartz, Sandi Viau, Martha Burke, Bob Brand, Brian McCue

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

A. [11:01:56 AM](#) CALL TO ORDER

B. Consent Agenda (ACTION ITEM):

- [CA 1](#) Motion to approve bills since April 1, 2025. **ACTION ITEM**
- [CA 2](#) Motion to ratify bills paid April 1, 2025. **ACTION ITEM**
- [CA 3](#) Motion to approve meeting minutes dated April 1, 2025. **ACTION ITEM**
- [CA 4](#) Motion to approve reimbursement to City of Hailey for J. Parker URA Training. **ACTION ITEM**

[11:02:16 AM](#) Burke motioned to approve CA 1. Viau seconded. All in Favor.

[11:02:30 AM](#) Viau motioned to approve CA 2. Burke seconded. All in Favor.

[11:02:32 AM](#) Burke motioned to approve CA 3. Viau seconded. All in Favor.

[11:02:55 AM](#) Viau motioned to approve CA 4. Burke seconded. All in Favor.

C. Old Business (ACTION ITEM):

- [11:03:19 AM OB 1](#) Site Visit to Bullion Street related to Downtown Master Plan Presentation by GGLO. No action taken.

Schwartz noted first half block as a lot to discuss, second half block, parklet and trees are primary focus.

Viau suggested accomplishing visual goal without losing any parking. Viau is 50/50 on parklet, noting it would be beneficial to have somewhere to eat lunch.

Board discussed first half of block on north east portion of block between Main and River on Bullion (Bullion Square). Concerns expressed: parking is critical, encouraging more pedestrian access through main traffic light in town, pedestrian crossing at Bullion vs. Croy. Discussion continued of location for crossing, potential of mural, parklet, landscaping, benches, bike parking, Staff will present plan of what access to Bullion Square will look like. Discussion will continue at May 20th meeting.

- [OB 2](#) Continuation of Downtown Master Plan Presentation by GGLO. **ACTION ITEM**

D. Staff Reports

- [SR 1](#) Financials
- **SR 2** Staff Updates: Legislative Updates
- **SR 2** Upcoming Meetings: May 20, 2025
 - LHTAC/River Street Agreement

E. Adjourn

[12:34:30 PM](#) Burke motioned to adjourn. McCue seconded. All in Favor.

Return to Agenda

Bullion Pathway Concept Refinement | HURA Meeting

May 20 2025





Introduction

CONNECT DOWNTOWN TO PARKS & TRAILS

Create a multi-use path connecting Main Street to Hop Porter and Lions Parks.

IMPROVE SAFETY ALONG BULLION CORRIDOR

Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.

INCREASE PLACEMAKING, BEAUTY & COMFORT

Contribute to the attractiveness, sense of place, and walkability of the corridor.

PROVIDE ENVIRONMENTAL BENEFIT

Expand roadway plantings that increase carbon sequestration, pollinator habitat, and heat island mitigation.

REDUCE DEPENDENCY ON VEHICULAR TRANSIT

Provide safe, convenient, and attractive routes for human-powered transit, making it easy to get around without a car.

DESIGN COST-EFFECTIVE SOLUTION

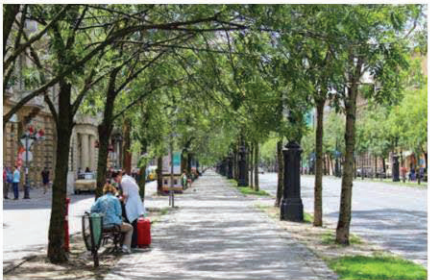
Specify a design that takes a responsible approach to the construction and maintenance costs of the streetscape.

BULLION STREET GOALS

This set of goals have been identified for the Bullion Street Enhancements project. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

BULLION STREET PROMENADE CONCEPT DESIGN

The Bullion Street Promenade is envisioned as a way to improve the safety and comfort of accessing destinations along the corridor while also creating a celebrated connection between Downtown and the area's abundant parks and greenspaces. The promenade is conceived as a designated multi-use pathway separated from the roadway and buffered with plantings along its half-mile length. The project aims to increase the safety and attractiveness of traveling along Bullion Street and make it easier for residents and visitors to enjoy all Hailey has to offer.



Tree-lined Pedestrian Promenade

LEGEND

- Parcel Boundary
- Parks
- Wood River Land Trust Parcels
- Vehicular Access
- Pedestrian Access



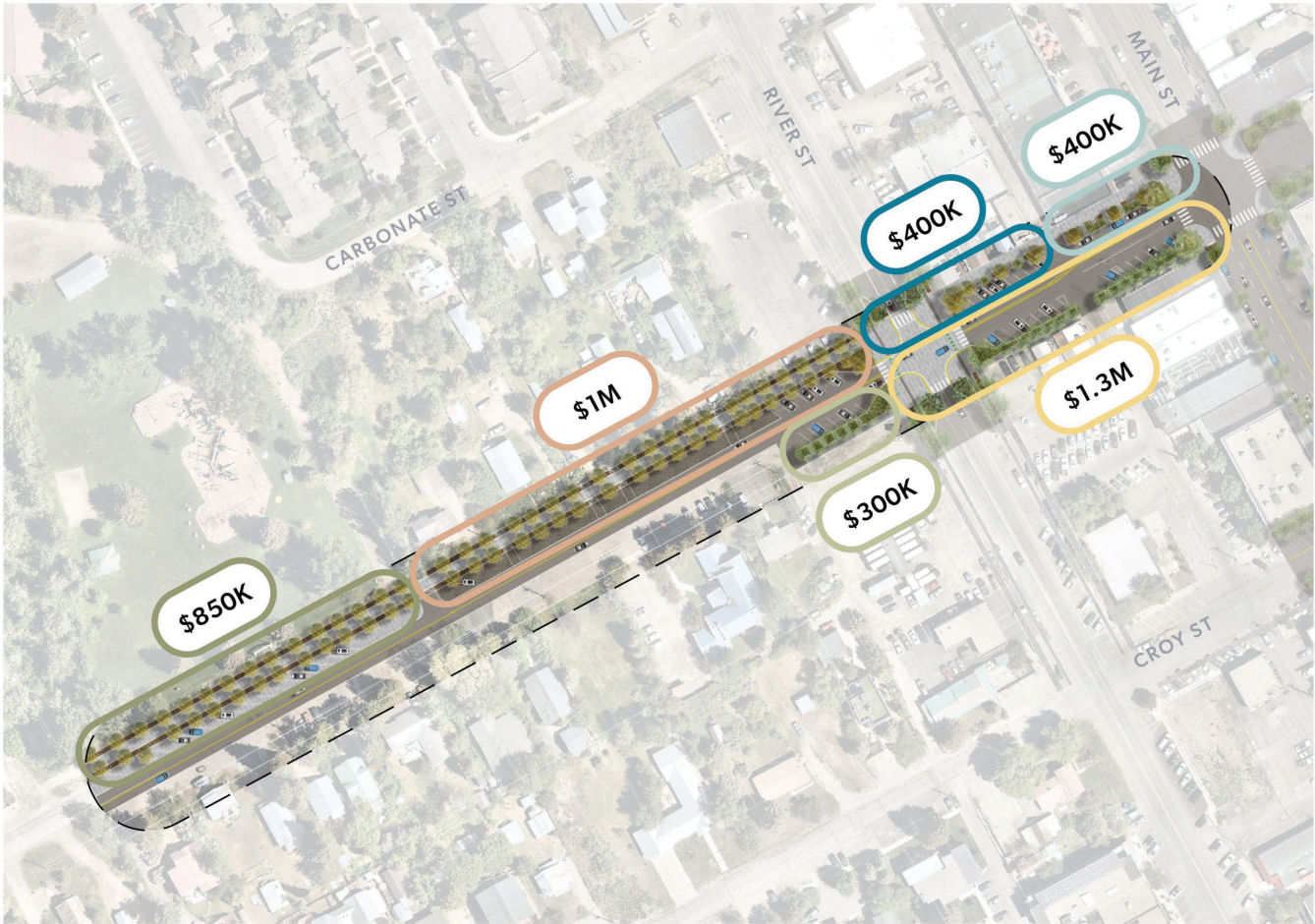


**BULLION STREET
PROMENADE**
CONCEPT SITE PLAN

PHASE 1 A & B

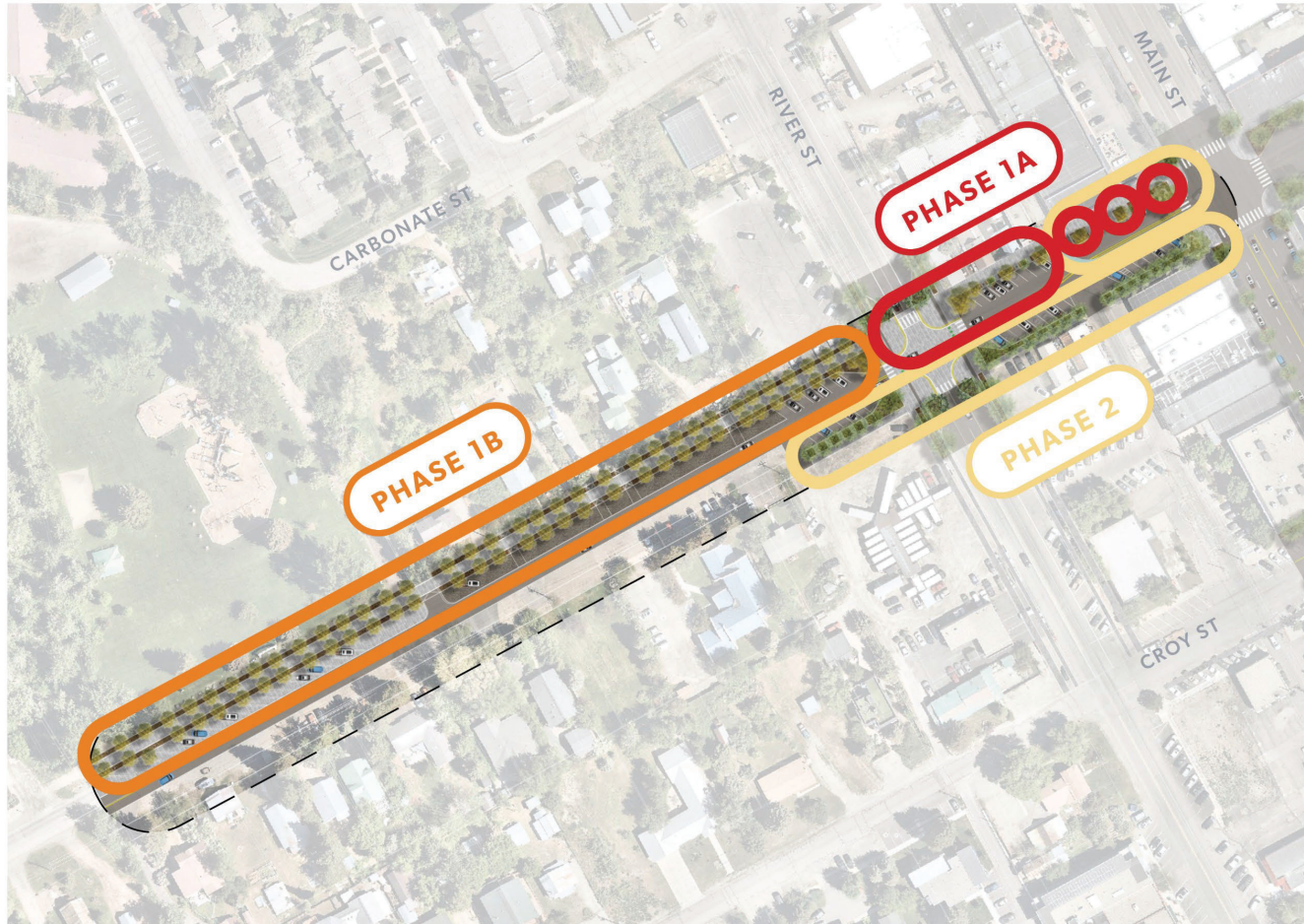
4 blocks from Main to Hop Porter Park,
north side of the street only, with only
partial improvements on the eastern half of
the block from River to Main.

Project Budget:
\$2,300,000



**BULLION STREET
PROMENADE
CONCEPT SITE PLAN**

The Bullion Street Promenade runs along the north side of Bullion Street from Main Street to Lions Park. The first phases of implementation aim to install the promenade from Main Street to Hop Porter Park, shown in the concept site plan here. The promenade takes the form of a 12'-wide, multi-use path lined on both sides with planters featuring Japanese Tree Lilacs and understory plantings. The ADA-compliant path is designed to accommodate human-powered transit of all kinds — bikers, walkers, runners, and rollers — making it easy for Hailey residents to get around without a vehicle. The promenade will also provide a useful connection to Downtown for festival and event attendees at Lions and Hop Porter Parks, encouraging visitors to wander Downtown and support local businesses. The path promises to become a signature feature of Hailey's Downtown and a critical link between Downtown and the area's natural and recreational amenities.



BULLION STREET PROMENADE CONCEPT SITE PLAN

PHASE 1A \$450K

1 block between River and Main;
Full implementation from River
Street intersection to alley, tactical
implementation from alley to Main Street.

PHASE 1B \$1.85M

3 blocks from River Street to Hop Porter
Park, north side of the street only.

PHASE 2 \$2M

1.5 blocks from Main to beyond River,
south side of street; new roadway Main to
River; complete implementation on N side
of block from Main to alley.



Community Input



What we heard

Develop a process for more input to guide refinement of the plan and elements

Loosen up the layout and character – more informal, natural

Re-evaluate Tree Lilacs, consider other options, more diversity

Emphasize regionally appropriate, water wise trees and planting

Create something distinctive, welcoming and signature Hailey

Concerns about downtown parking

TIMELINE

2025

February

March

April

May



Q3 2025 or later

2026 or later

2027 or later

Bullion Pathway Phase 1A Construction

Bullion Pathway Phase 1B Construction

Bullion Pathway Phase 2 Construction

Bullion Pathway Basics

What's it for?

A safe and enjoyable way for families to walk or bike to Hop Porter Park and out Croy Canyon

Who is it for?

Locals, shoppers, park user's, concert goers, bikers, walkers, strollers, all ages

What's it made of?

Pavers, art, lights, trees, planting, benches and pedestrian amenities

How will it be used?

Mostly for walkers to River Street, then for bikers, walkers and strollers. The pathway will be cleared of snow in the winter from Main to Hop Porter Park.

When will it be completed?

Initial phases will be completed by the end of 2026

How will it be maintained?

Maintenance of this project is very important and the pathway will be treated within the 'high priority' category for maintenance.

Bullion Pathway Concept Refinement | Community Input



Bullion Pathway Concept Refinement | Community Input

BULLION PATHWAY PLACEMAKING THEMES

DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

HURA.

City of Trees

Big Wood River

Hailey's Quirky Culture

Carbonate & Croy Canyon

GGLO

BULLION PATHWAY TREE + PLANT PALETTE

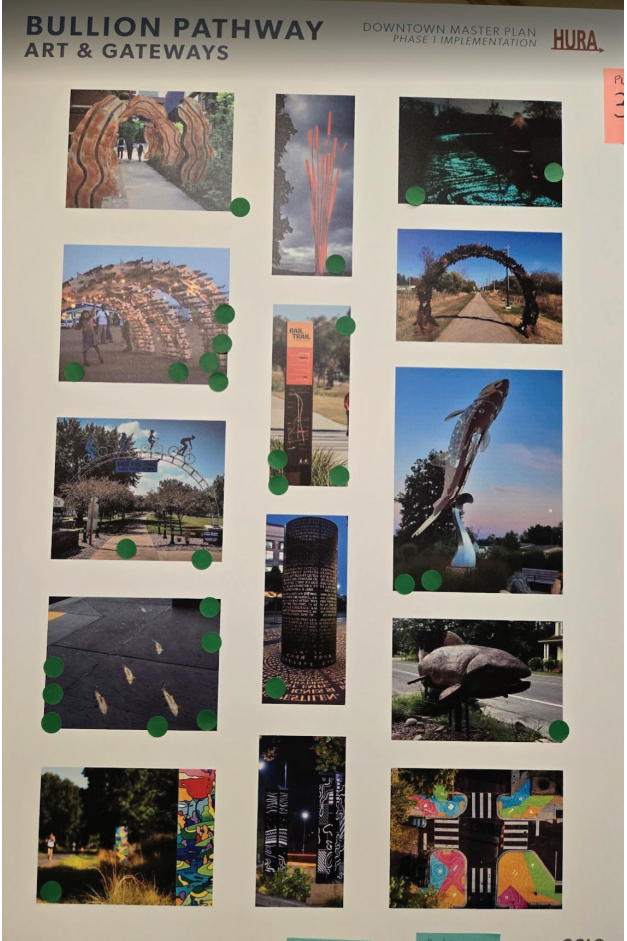
DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

HURA

Trees

The collage consists of eight photographs of trees and plants, arranged in two rows of four. Each photograph has a green circular sticker on it. The top row shows a large green tree, a flowering tree, a path lined with trees, and a tree with red foliage. The bottom row shows a tall evergreen, a person walking on a path, a path lined with trees, and a flowering tree.

Bullion Pathway Concept Refinement | Community Input



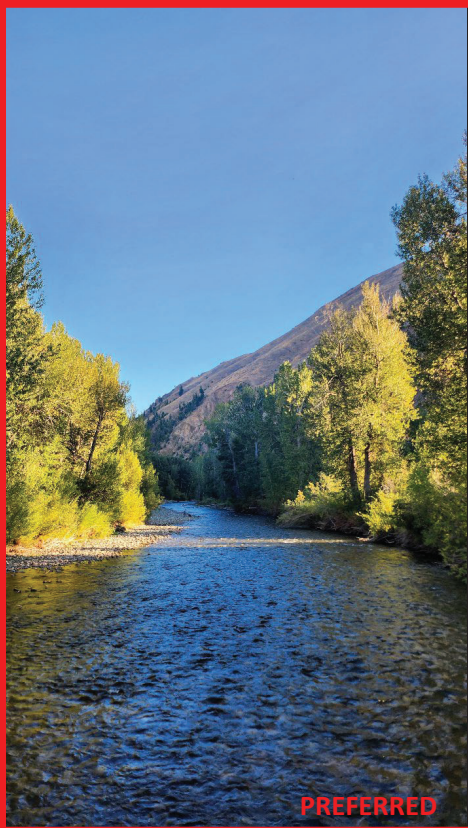


Concept Refinement

PLACEMAKING

The Bullion Pathway is intended to represent Hailey's culture and environment, be a destination, and a pleasant, comfortable draw for locals to walk and bike along to Hop Porter Park for events, to the Big Wood River, and out to the trails in Croy Canyon.

A guiding **Vision** or **Theme** elevates the experience of a place while providing a cohesive direction for the various project elements – including the paving, light fixtures, benches, planting, art and wayfinding.



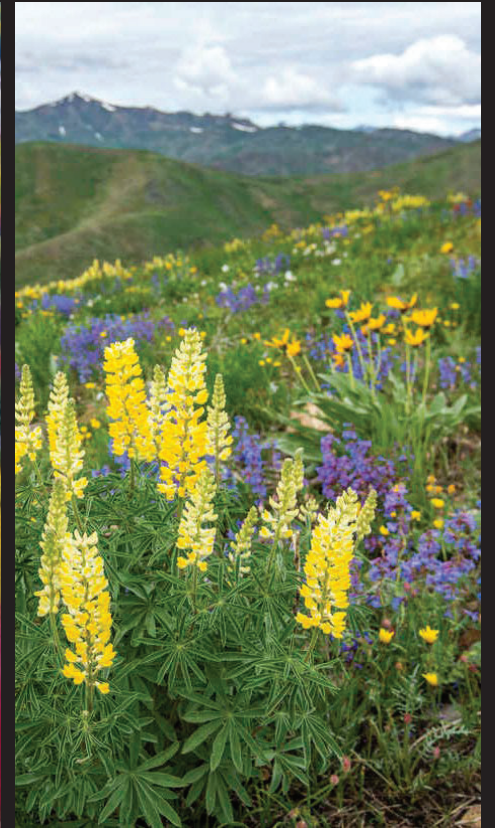
Big Wood River



Hailey's Quirky Culture



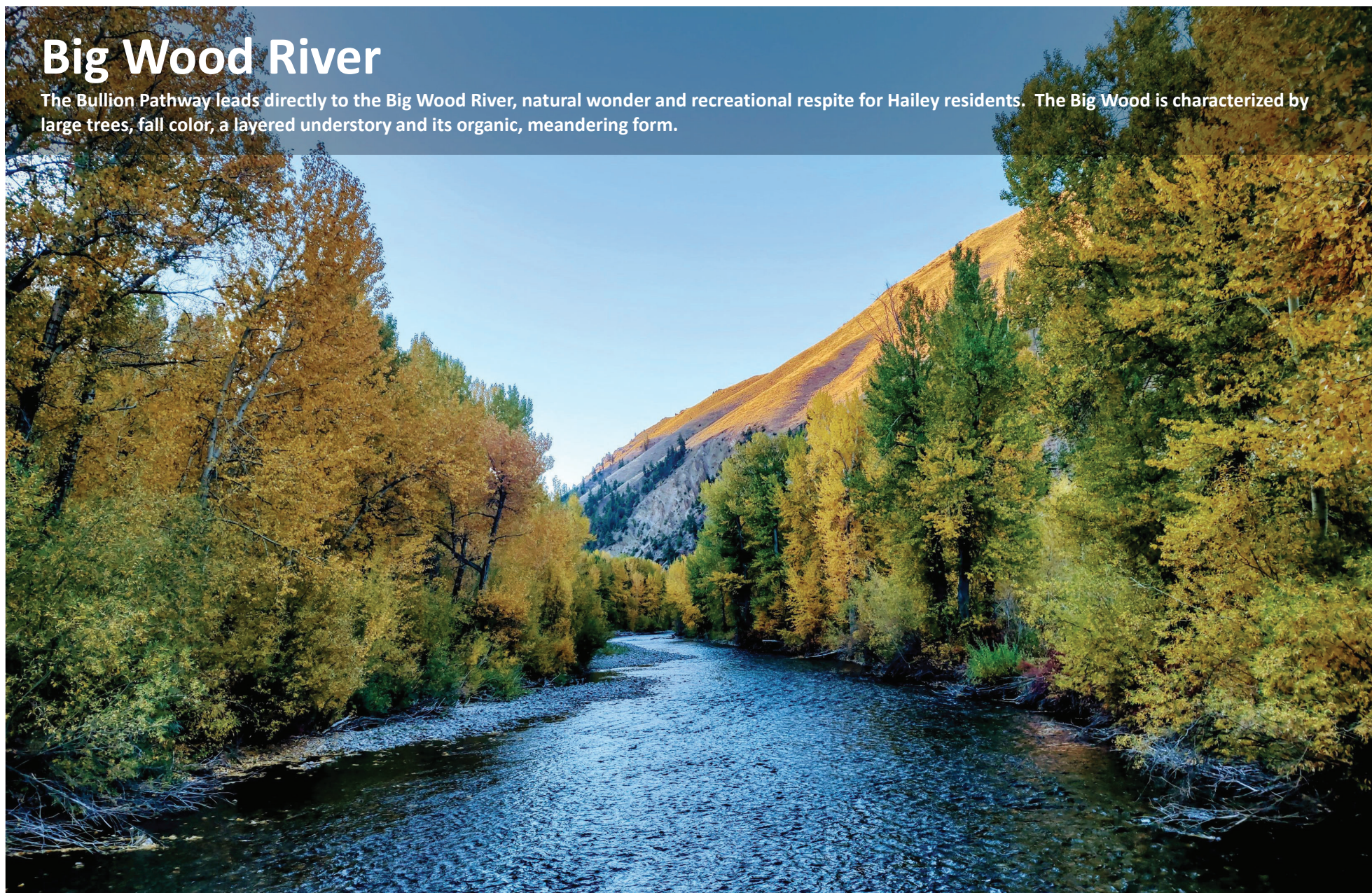
City of Trees



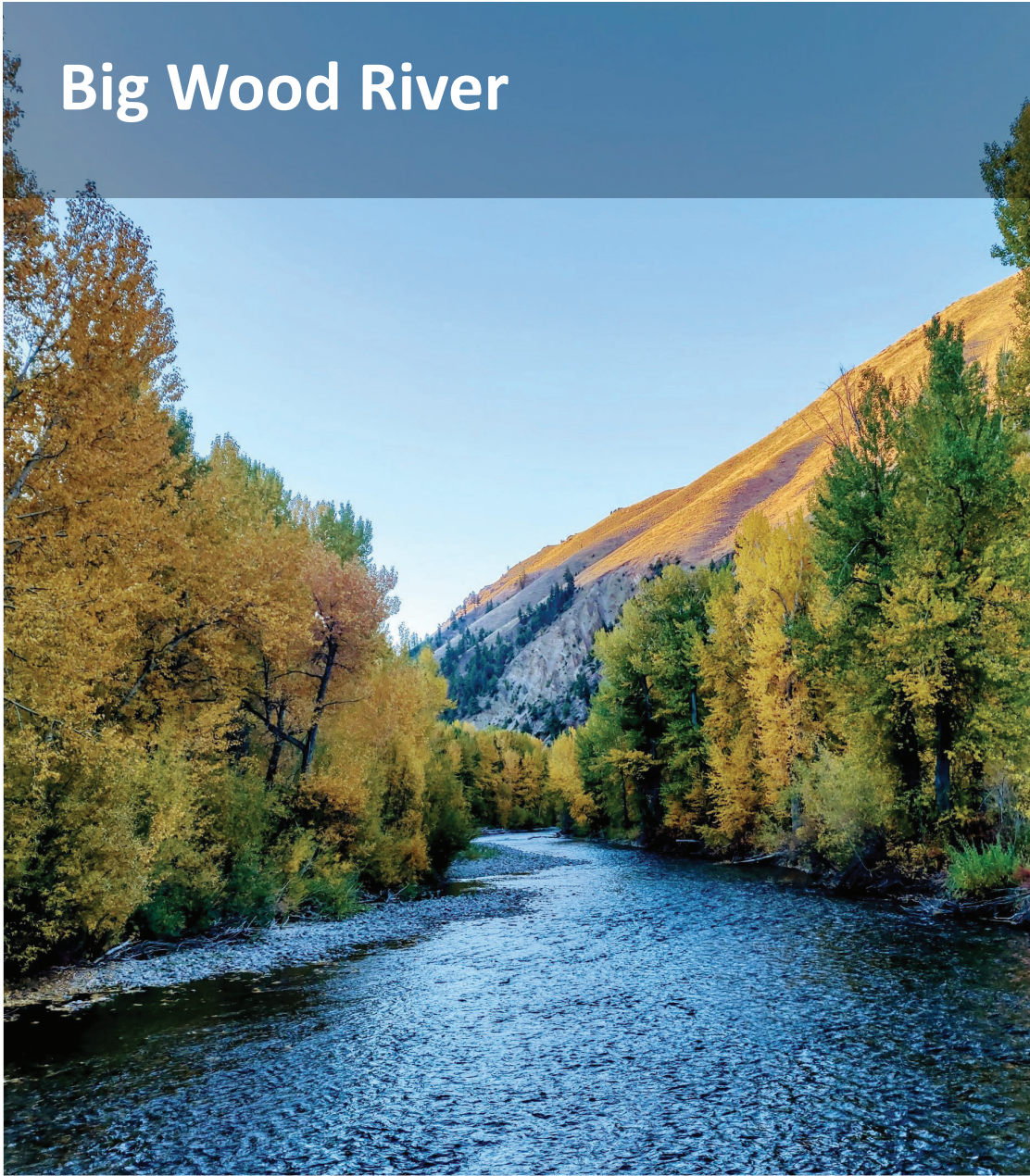
Carbonate Mt & Croy Canyon

Big Wood River

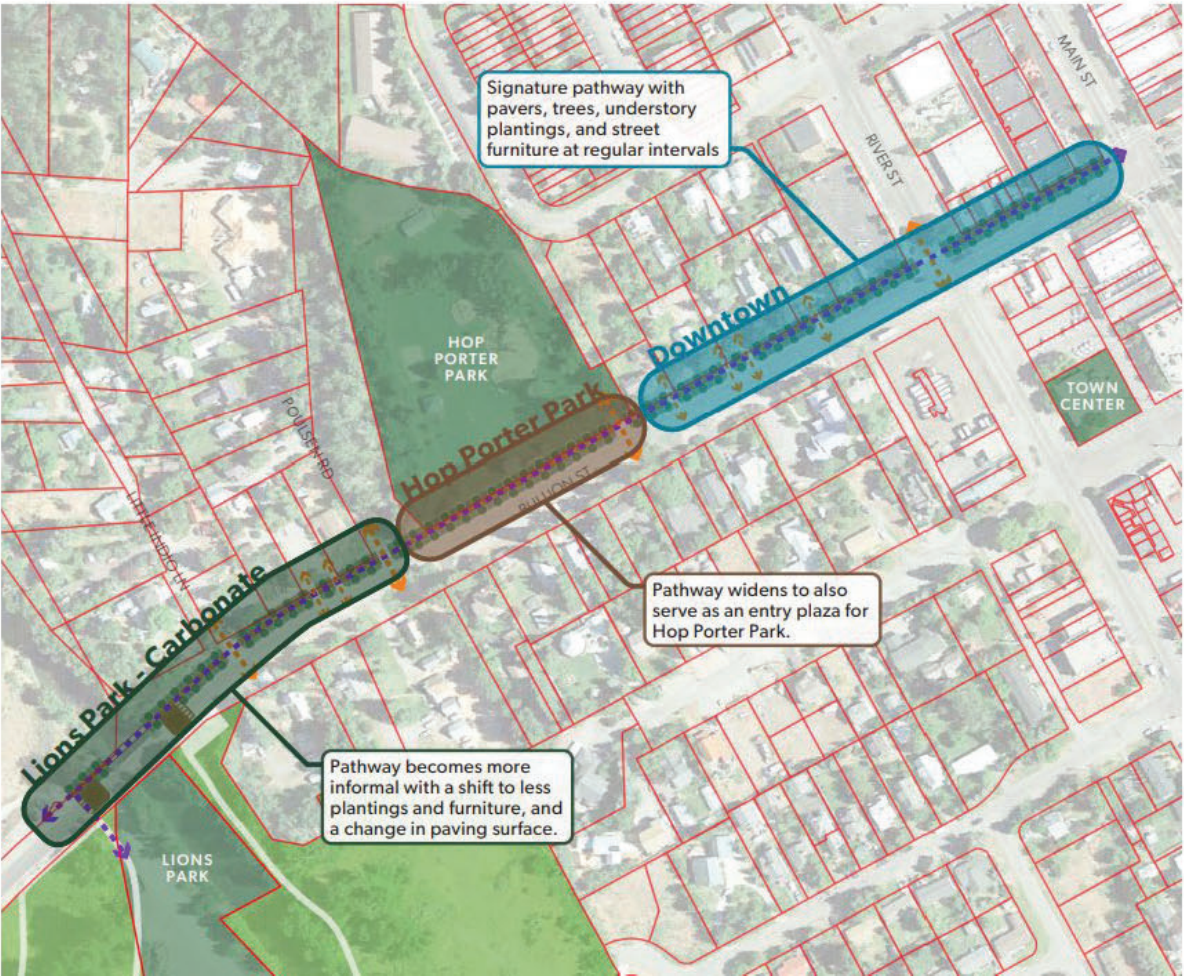
The Bullion Pathway leads directly to the Big Wood River, natural wonder and recreational respite for Hailey residents. The Big Wood is characterized by large trees, fall color, a layered understory and its organic, meandering form.



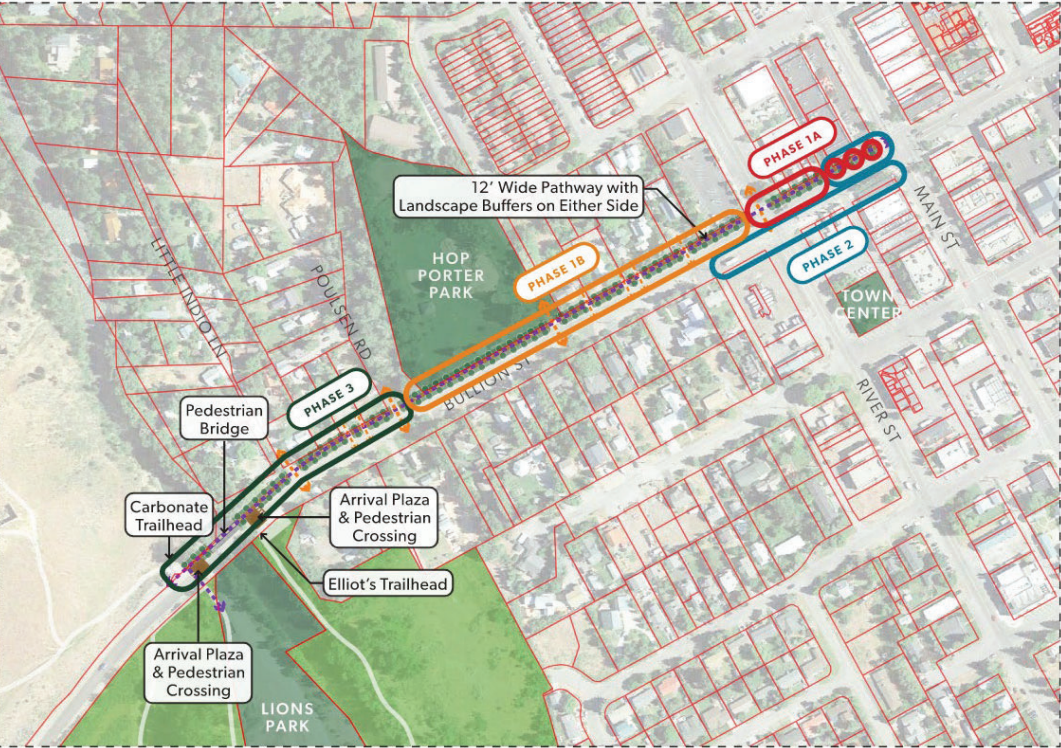
Big Wood River



PATHWAY TYPOLOGIES



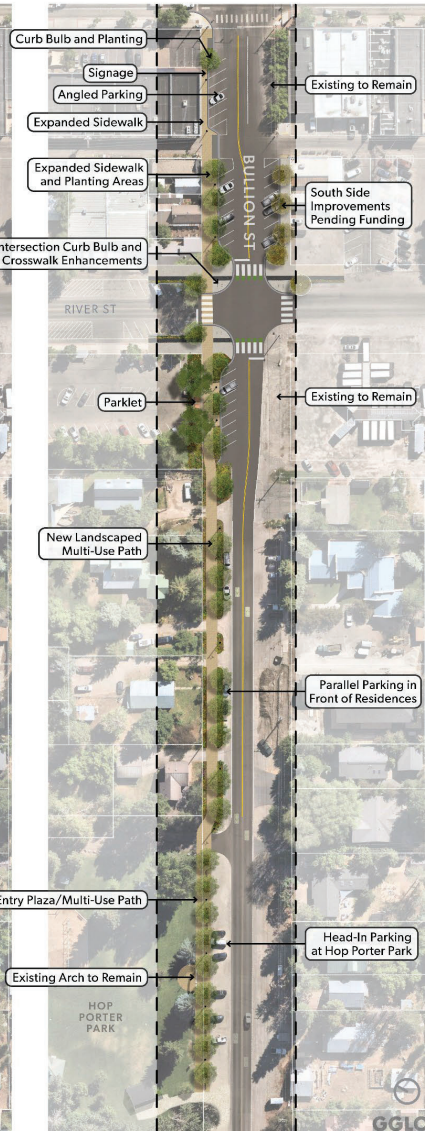
PHASING PLAN



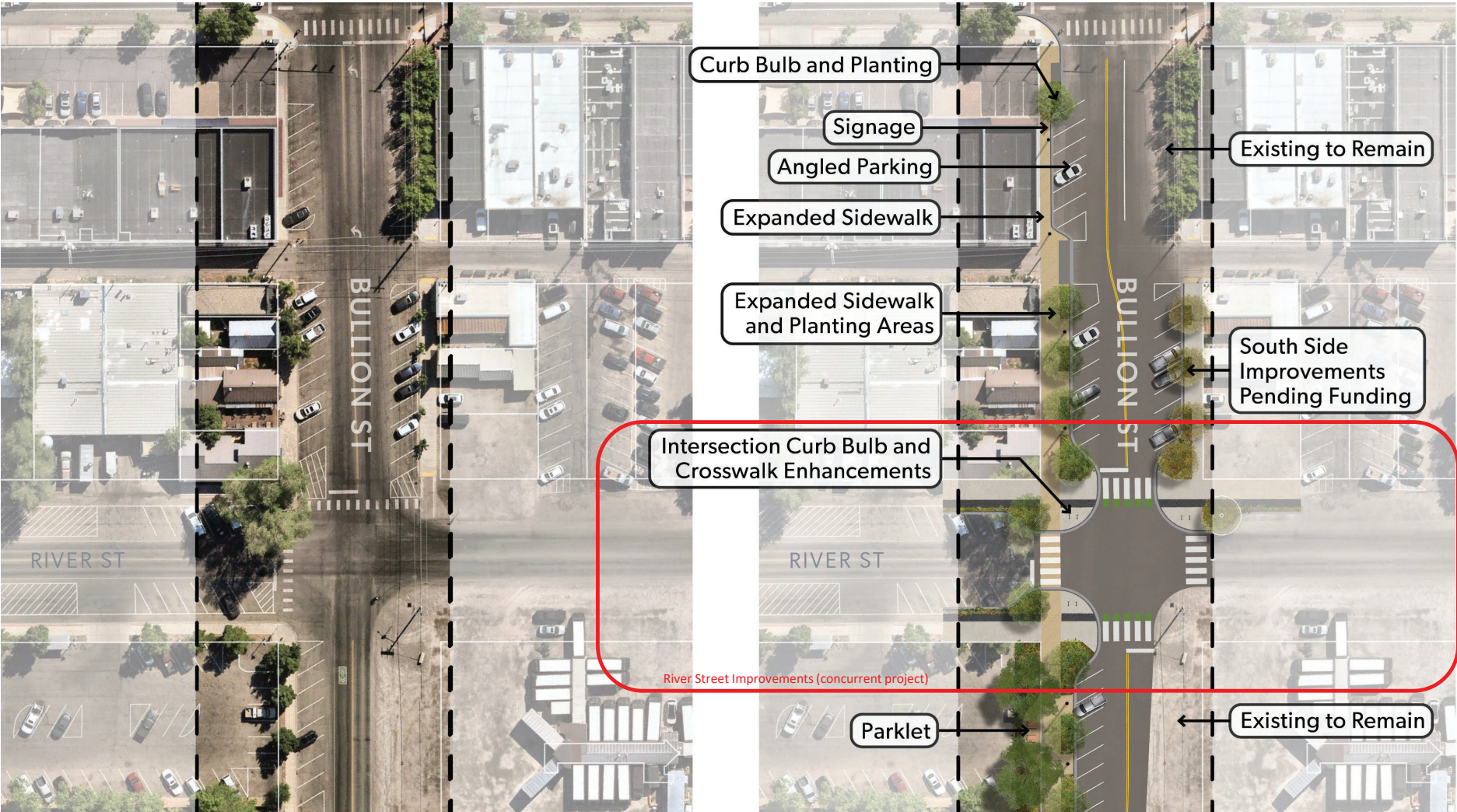
EXISTING CONDITION



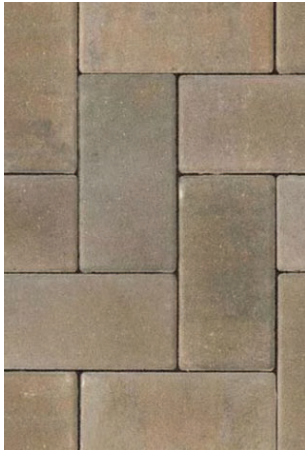
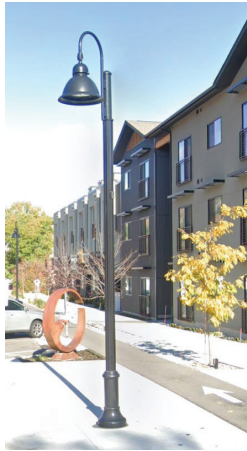
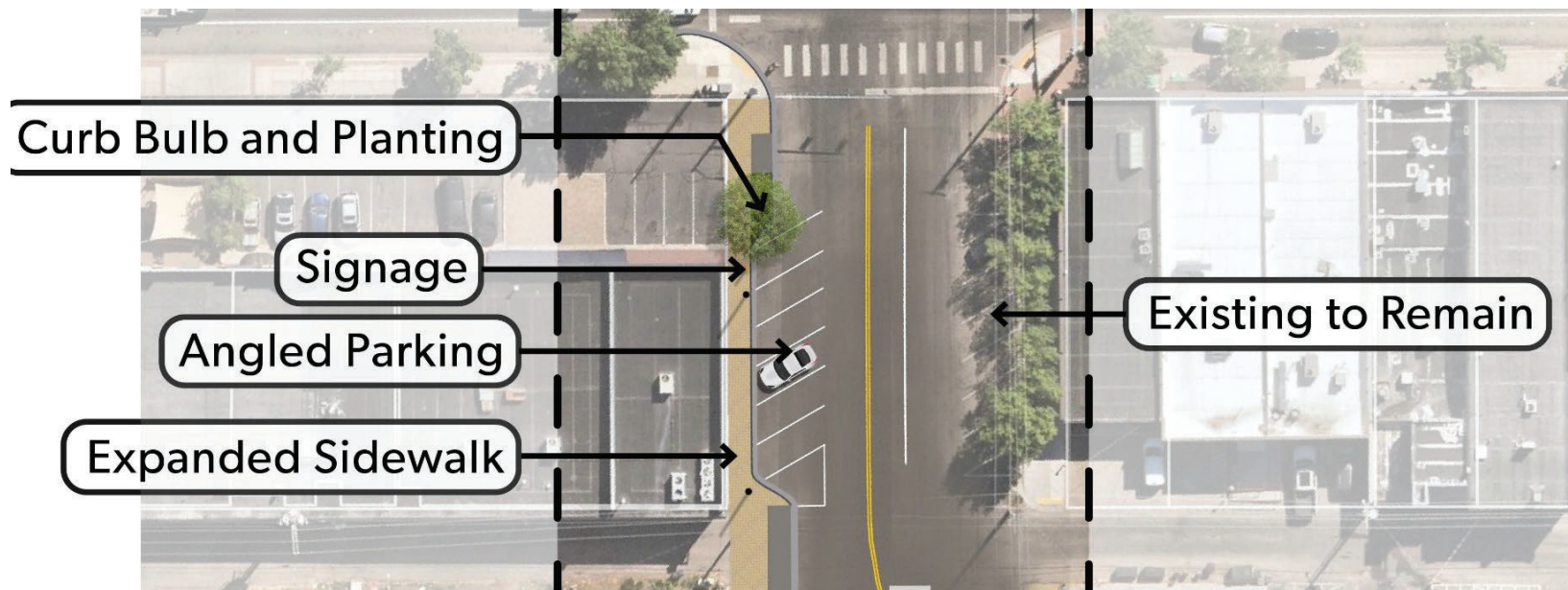
PHASE 1A & B



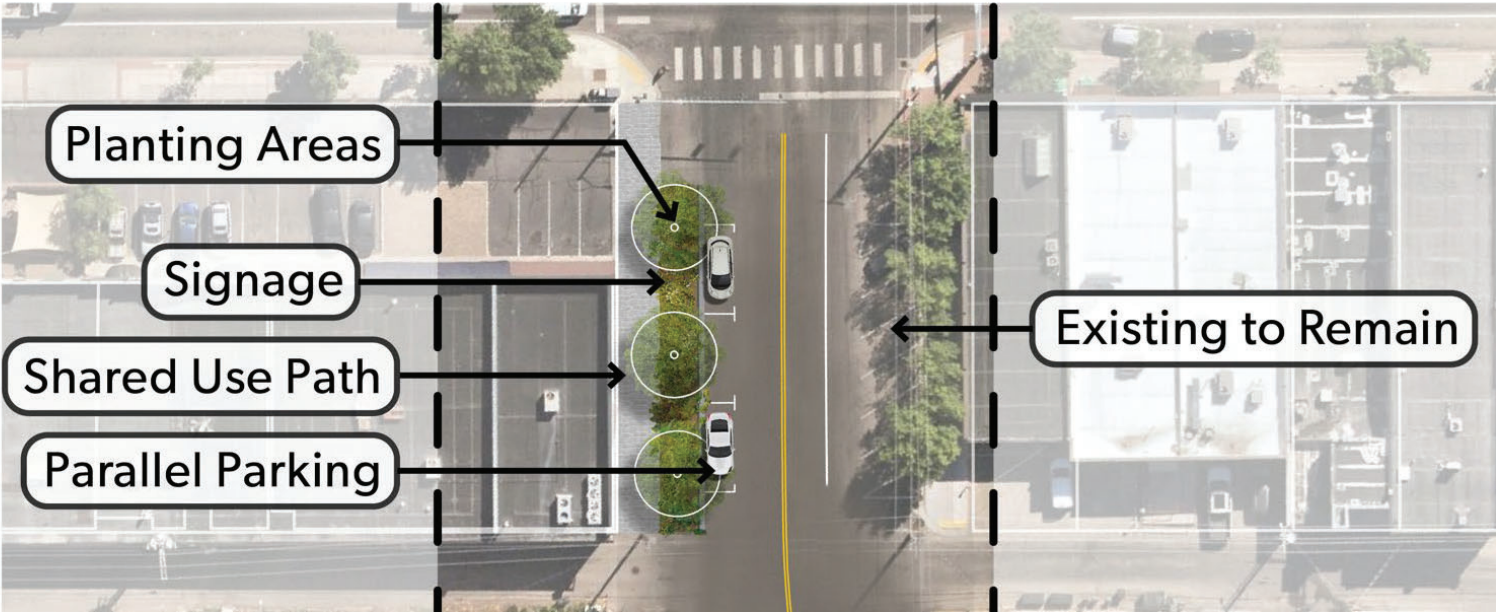
Bullion Pathway Concept Refinement | Plan Main to River Street



Bullion Pathway Concept Refinement | Plan Main to River Street



Bullion Pathway Concept Refinement | Plan Main to River Street
Hailey Downtown Master Plan Adopted 2-20-24

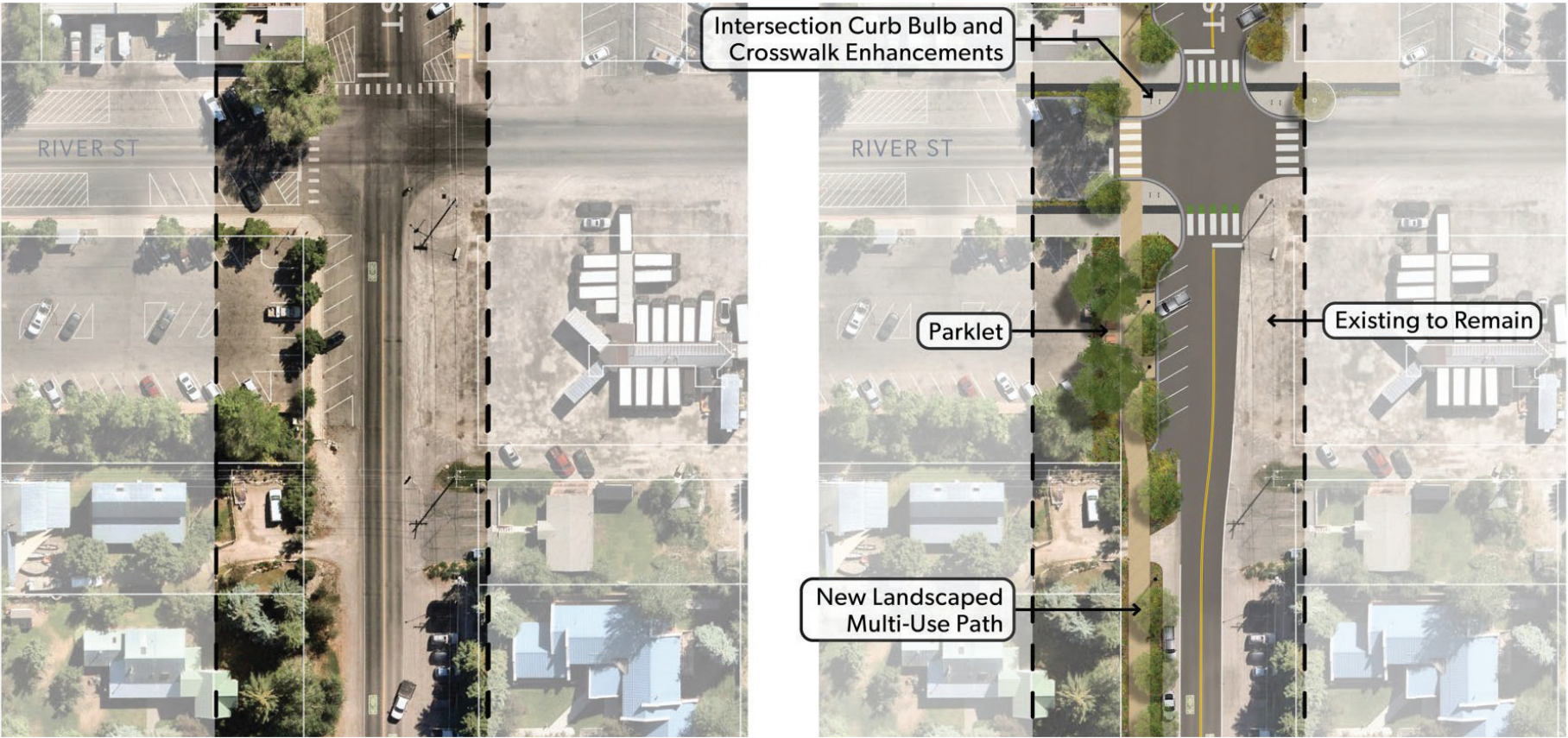


**BULLION STREET
PROMENADE**
*ENLARGED CONCEPT
SITE PLAN OPTION 2*

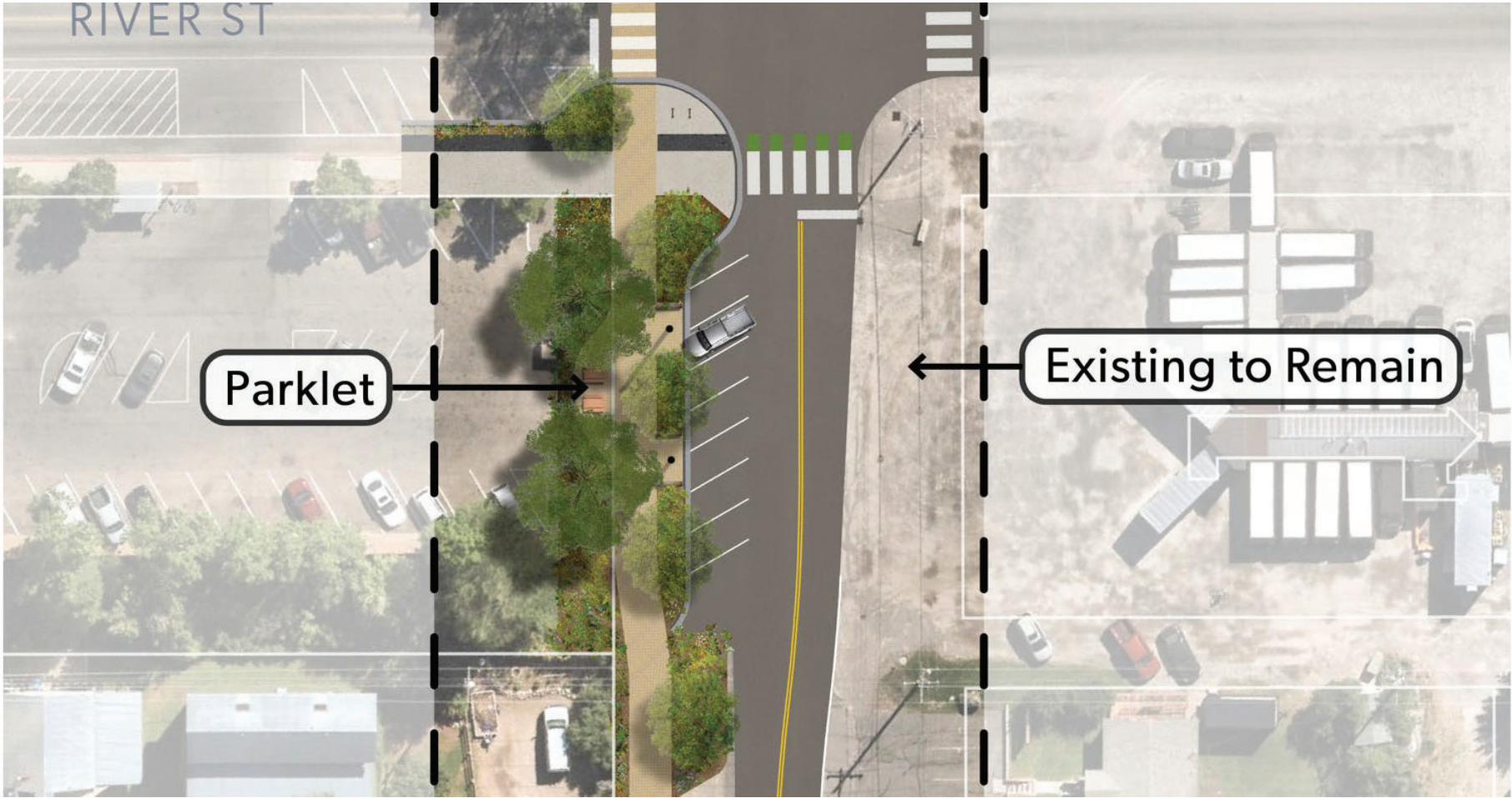
Option 2 features parallel parking on the north side of half of the block between Main St and River St. The switch to parallel parking allows for a more generous planting and furniture zone through the east end of this Downtown section. Angled parking is maintained on the western end of the block to maximize on-street parking.



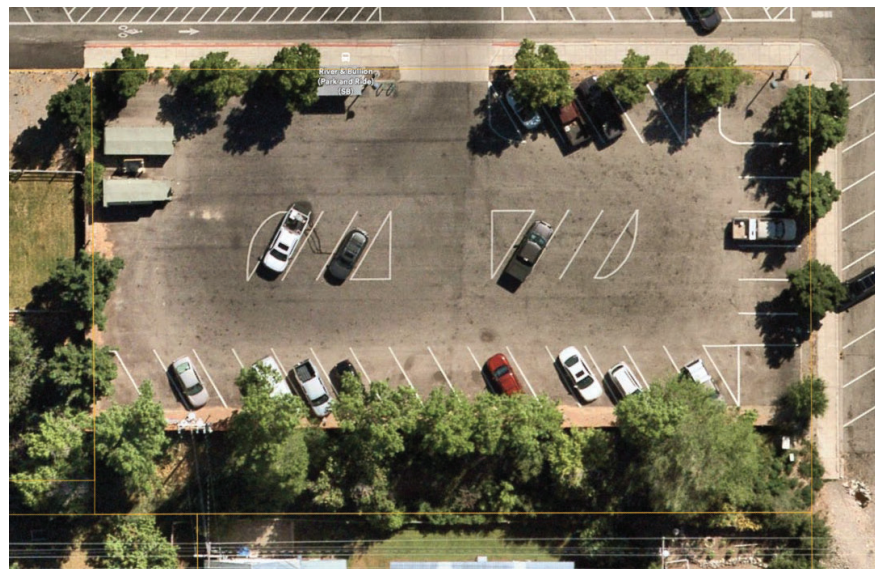
Bullion Pathway Concept Refinement | River Street to Hop Porter Park



Bullion Pathway Concept Refinement | River Street to Hop Porter Park



Bullion Pathway Concept Refinement | River Street to Hop Porter Park

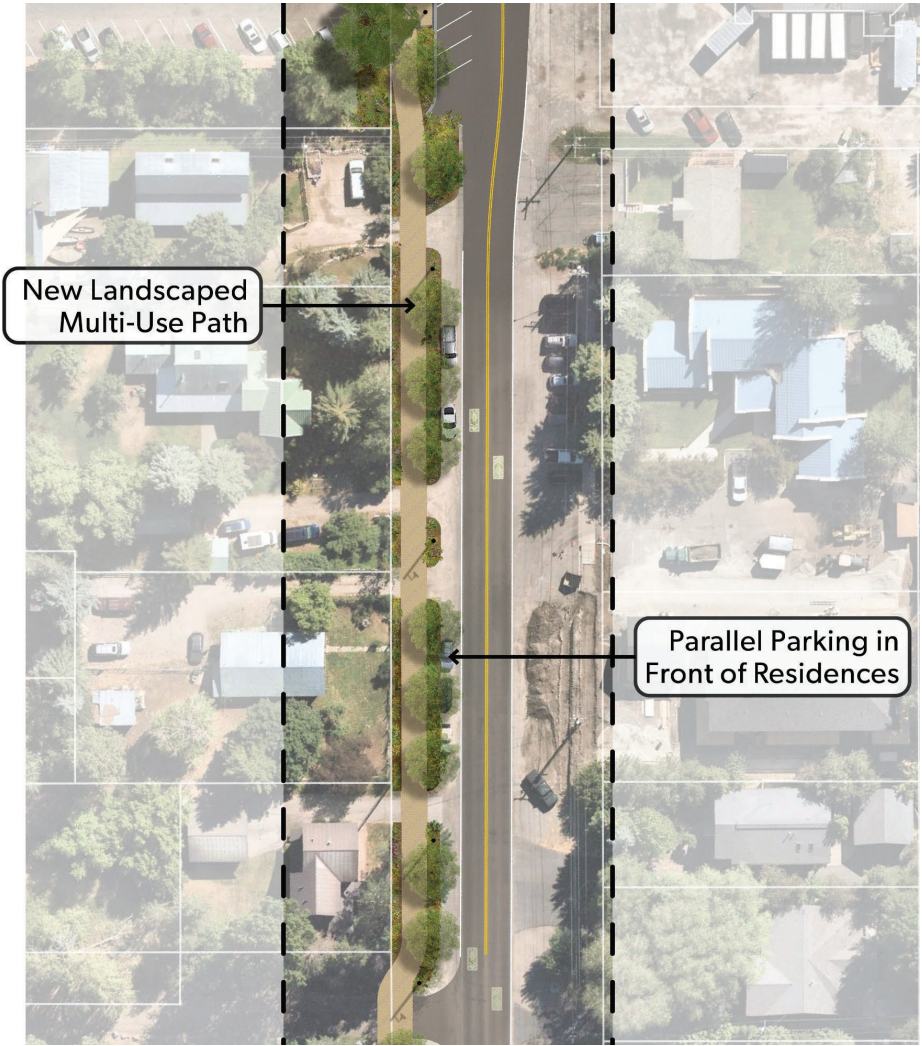


Existing Condition
Parking Count: 32



Potential Restripe with Parklet
Parking Count: 45

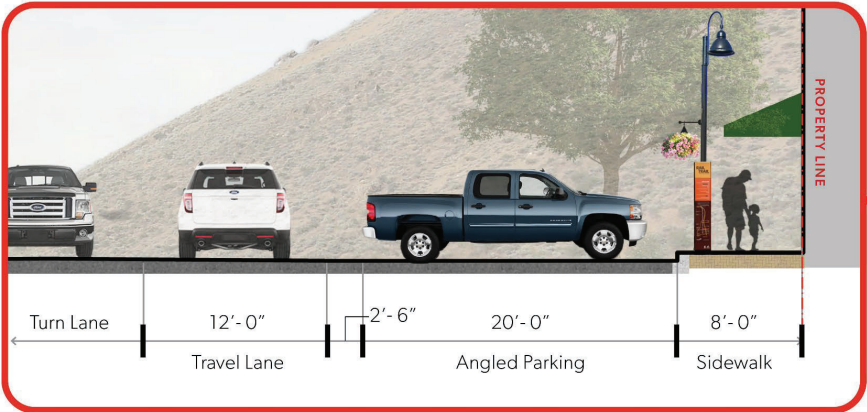
Bullion Pathway Concept Refinement | River Street to Hop Porter Park



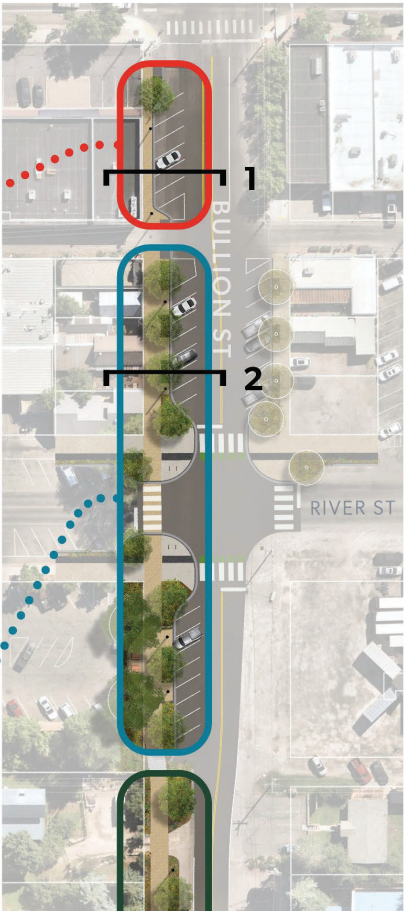
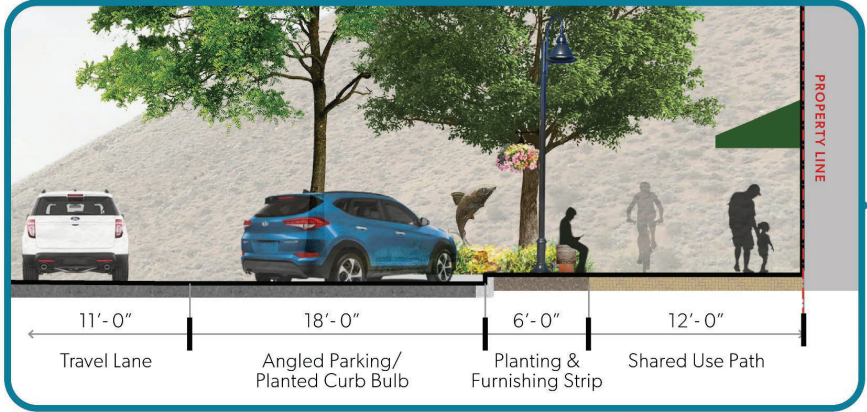
Bullion Pathway Concept Refinement | Hop Porter Park



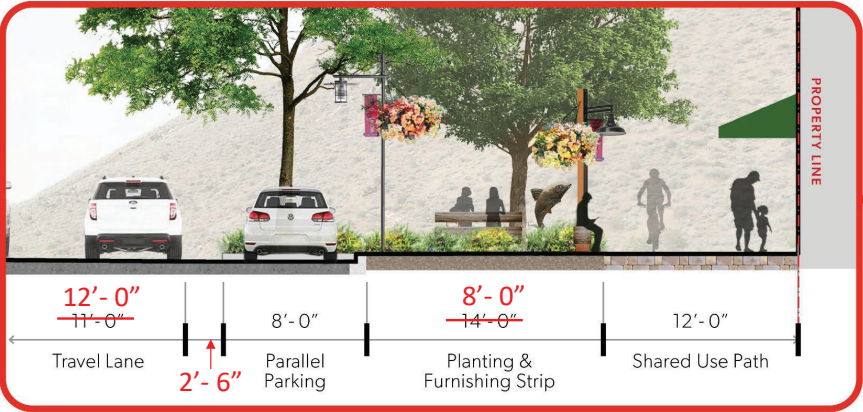
1 DOWNTOWN SECTION 01



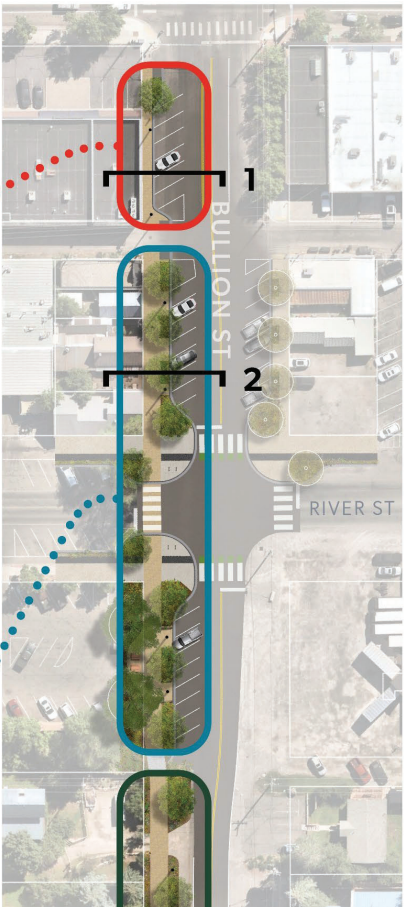
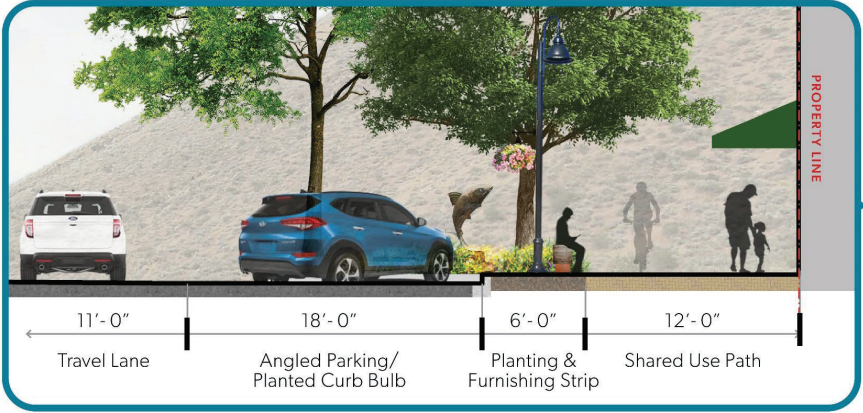
2 DOWNTOWN SECTION 02



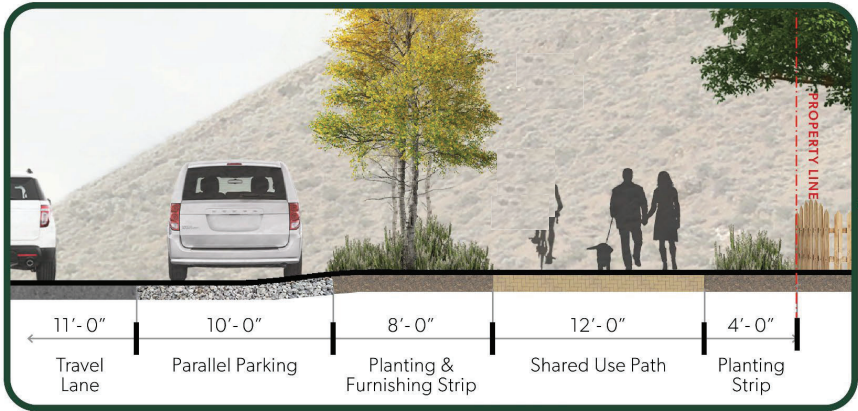
1 DOWNTOWN SECTION 01



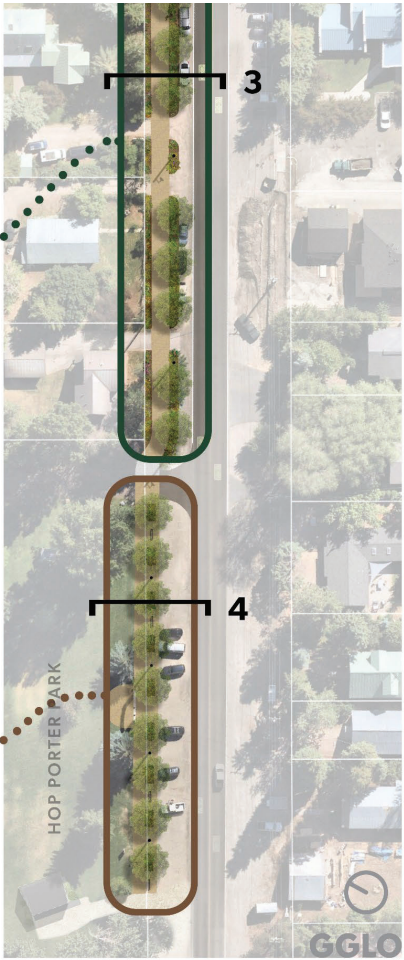
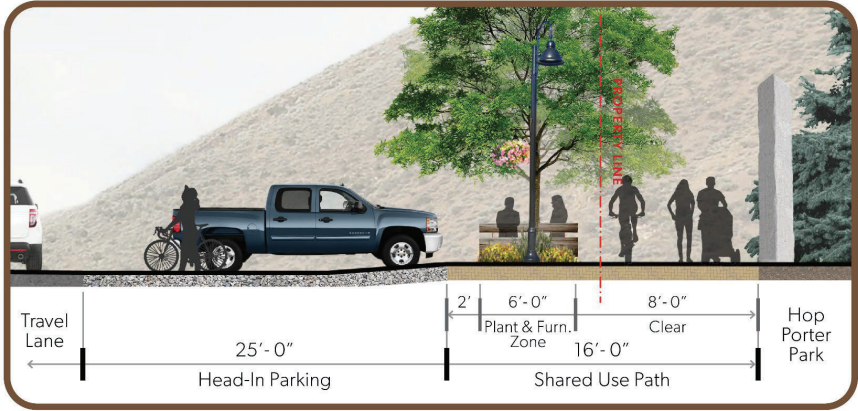
2 DOWNTOWN SECTION 02



3 RESIDENTIAL SECTION



4 HOP PORTER PARK SECTION



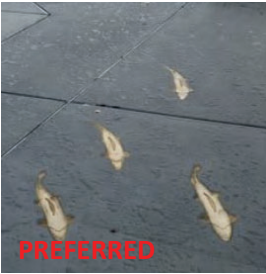
LIGHTING



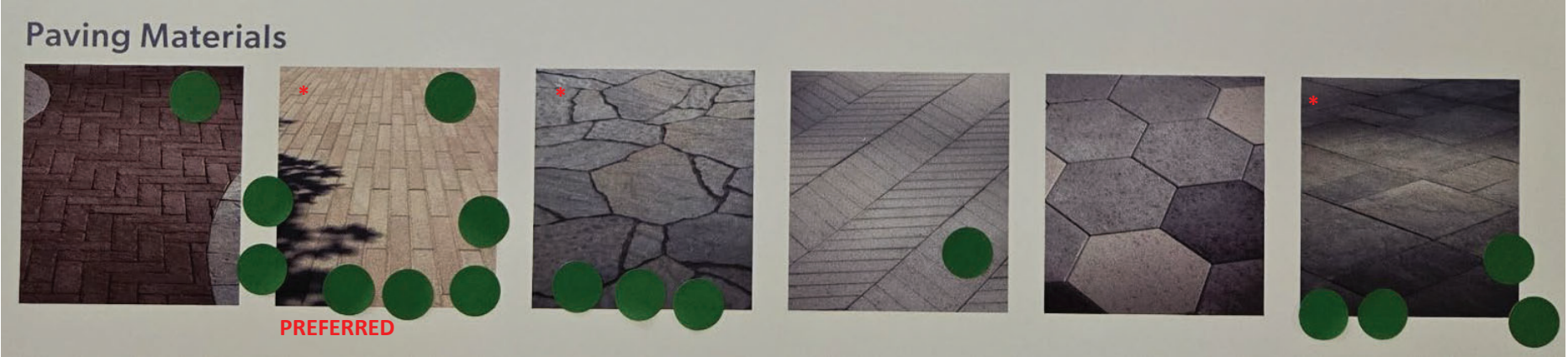
PAVING, FURNISHINGS



WAYFINDING AND ART



PAVING



Locally available samples within 'preferred' range



Bullion Pathway Concept Refinement | Planting

PLANTING



A group of people are walking and cycling on a paved path in a park-like setting. In the foreground, a woman in a white jacket and black leggings is walking, pushing a stroller. Next to her, a person in a black shirt and black leggings is walking. To the right, a person in a white helmet and black shirt is riding a bicycle. In the background, other people are walking, and there are trees and benches. The scene is bright and sunny.

Community feedback on Trees

Overwhelming majority want trees (small but vocal minority was against trees)

Desire was for large shade trees and conifers, less enthusiasm for flowering trees

Some level of diversity and informality was desired for all elements of the plan



DOWNTOWN STREET TREE PLAN

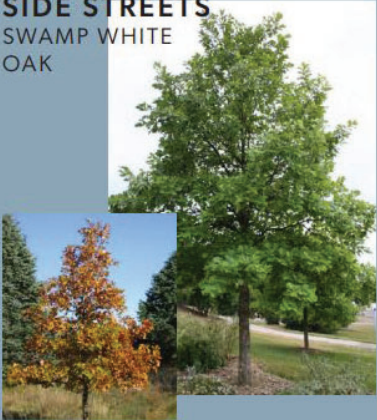
Hailey's residents covet the large established trees on the edges of town, but Downtown lacks the significant urban tree canopy necessary to mitigate traffic noise and environmental impacts. This plan outlines modest but transformational steps to establish a Downtown street tree canopy that balances place creation with diversity of species. Each street is allocated a signature street tree, creating a distinctive setting, intuitive wayfinding, and over time, a truly Hailey experience not achievable by other cities in the Wood River Valley. The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets, as well as the Bullion Street Promenade.

- Swamp White Oak
- Northern Acclaim Honeylocust
- Hybrid Elm
 - alternate: American Linden
- Japanese Tree Lilac
 - alternate: Washington Hawthorn
- Study Area boundary

**DOWNTOWN
TREE SELECTIONS**

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level.

**SIDE STREETS
SWAMP WHITE
OAK**



**MAIN STREET
HYBRID ELM**



alternate:
**AMERICAN
LINDEN**



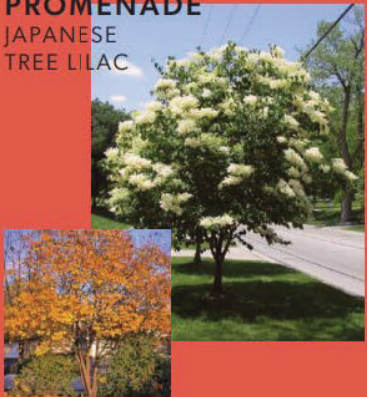
**RIVER STREET
NORTHERN ACCLAIM
HONEYLOCUST**



**CURB BULBS (AT RIVER STREET)
SWAMP WHITE OAK**



**BULLION STREET
PROMENADE
JAPANESE
TREE LILAC**



alternate:
**WASHINGTON
HAWTHORN**



Bullion Pathway Concept Refinement | Trees

FLOWERING TREES



Tree Lilac

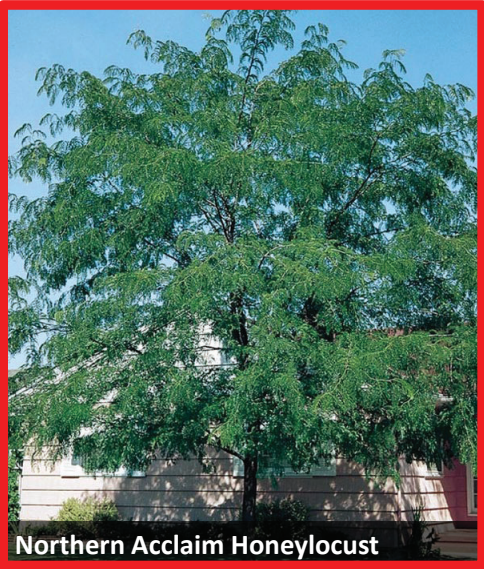


Washington Hawthorn



Serviceberry (tree form)

PARK/PLAZA TREES



Northern Acclaim Honeylocust



Willow Oak

LARGE CANOPY TREES



London Plane Tree



American/Princeton Elm (disease resistant)



Bur Oak



White Pine (or conifers)

Bullion Pathway Concept Refinement | Trees

Location	Proposed Tree Type	Proposed Tree Species
Downtown Section	Class III Street Tree	Princeton Elm
Residential Section	Class III Shade Tree	Princeton Elm
Hop Porter Section	Class II Shade Tree	Northern Acclaim or Shademaster Honeylocust
Parklet at City Lot	Class III Shade Tree	Bur Oak
River Street Corner	Class III Street Tree	Swamp White Oak or White Oak
River Street	Class II Street Tree	Northern Acclaim or Shademaster Honey Locust

Bullion Pathway Concept Refinement | HURA Meeting

May 20 2025





FW: Message for Larry Schwartz regarding HURA meeting of April 15

From Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Date Tue 4/15/2025 2:35 PM

To Larry Schwartz <larryschwartz100@gmail.com>; Sandi Viau <sandi@slviau.com>; Bob Brand <bobbrand1@yahoo.com>; Brian McCue <brian.r.mccue@gmail.com>; Martha Burke <martha.burke@haileycityhall.org>

Cc Jessica Parker <jessica.parker@haileycityhall.org>

Public comment.

Lisa

Lisa Horowitz
CITY ADMINISTRATOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-471-4678
CELL: 208-727-7097

From: stevenpdaniels53@me.com <stevenpdaniels53@me.com>

Sent: Tuesday, April 15, 2025 2:03 PM

To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Subject: Message for Larry Schwartz regarding HURA meeting of April 15

Hello Lisa Horowitz,

Steven and Katie Daniels here. Can you please forward this message to Larry regarding today's meeting? We were unable to locate a direct email address for Larry.

Dear Larry Schwartz,

Katie and I wish to thank you for your guidance and understanding during today's meeting of the Hailey Urban Renewal Agency. It is clear that the overall objective of the Bullion Pathway is to make life better for those who live or visit Hailey and those who may frequent the proposed Bullion Pathway. At least we did have a much larger audience this time, but as you well know, you will never make everyone happy. The best that one can do is to choose a path that the fewest number of people will hate.

Katie and I have had the opportunity to speak frequently Brian Yeager and Mark Sindell of GGLO about the Main Street/Bullion intersection during other city meetings and we understand the challenges.

Some thoughts:

1. Katie and I agree that the parking lot exit on the south side of that business block is a challenge, but as was demonstrated by Idaho Lumber Company, it is possible to modify the parking arrangement and driver mentality. Our vote would be for an exit only, right turn only. There will still be three other two-way entrances to the parking lot.
2. Standing on the corner of Main Street and Bullion while looking West on Bullion, the difference between sidewalk width in the first half block and the second half block are significant as was demonstrated when the group had to move single file past a parked vehicle and a bicycle prior to the alleyway. There is clearly adequate street width for the first half block to widen the sidewalk to at least what the sidewalk width is from the alleyway to River Street.
3. In order to create the least amount of negative impact, we agree that increasing parking spaces from Main Street to the alleyway on Bullion could be a good solution and will keep the businesses on the half block, less resistant and possibly less combative.
4. While standing on the same corner of Main/Bullion, we also noted the expansive blank wall on the second floor of LL Greens former building. If the owners were open to discussing, the additional parking could be used as an incentive to installing artwork on the second floor of the building facing Bullion.

Katie and I always enjoy the HURA meetings and find that we learn a lot about Hailey and future plans.

Thank you again and we look forward to future HURA meetings.

Many warm regards,

Steven P Daniels
 830 Broadford Road.
 Hailey, Idaho 83333 USA
 E-Mail: StevenPDaniels53@me.com
 Phone: +1 (360) 904-2599



*US Army combat infantry soldier SP-5 (11B) and US Army Officer (CW2)
 AH-1 Cobra attack pilot (100EO), A Troop, 4th Squadron, 9th Cavalry, 6th
 Air Cavalry Combat Brigade, III Corps, US ARMY. Proud American family
 since 1630, serving our country from the American Revolution (5 ancestors)
 thru the Vietnam era. Retired aerospace CEO, commercial pilot, US Army
 Test Pilot and Commercial Test Pilot in Experimental Aircraft.*



Re: FW: Good meetings + good Parklet + Ginnala bush-trees

From Larry Schwartz <larryschwartz100@gmail.com>

Date Thu 4/17/2025 7:38 AM

To Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Cc bobbbrand1@yahoo.com <bobbbrand1@yahoo.com>; brian.r.mccue@gmail.com <brian.r.mccue@gmail.com>; Sandi Viau <sviau@msn.com>; Martha Burke <martha.burke@haileycityhall.org>; Jessica Parker <jessica.parker@haileycityhall.org>; lenourato@gmail.com <lenourato@gmail.com>

All:

I think reaching out to the tree committee at this time is premature.

We have not discussed the parklet in our own meetings yet.

After we discuss it and decide if or how we would like it in our plan, then we can reach out to other committees.

-Larry

On Thu, Apr 17, 2025 at 7:05 AM Lisa Horowitz <lisa.horowitz@haileycityhall.org> wrote:

Public comment, which will also be forwarded to the Tree Committee.

Lisa

From: Ken & Ginna Lagergren <lagergren@cs.com>

Date: Wednesday, April 16, 2025 at 6:44 PM

To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Cc: Martha Burke <martha.burke@haileycityhall.org>

Subject: Good meetings + good Parklet + Ginnala bush-trees

Hi again, Lisa. (and Martha) This is Ginna. (I was out when Ken sent his thank you email earlier on Wed. AM).

We both thought the comments were beneficial at the good meeting on April 15th and appreciated being able to hear them.

I got to realize the importance of the "Pocket Parklet" for the Park n Ride lot!

Benches and some tables really make sense, not only for brief rest stops on the way to-&-from Hop Porter Park, but especially for the ability of people in the downtown area that may wish to enjoy a nice place, on a regular basis, where they can have a sandwich break anytime of day. This could be customers of restaurants, or Atkinsons, with take-out or 'bring your own' lunches and business owners too during their breaks.

(Food trucks should be considered - **as long as** they either support local businesses - or do not compete with a negative loss for local restaurants' businesses.)

Here's the thing -I remember 45 years ago working in Ketchum and I would buy, or bring, my own lunch and go sit on the slope of the Hill next to Main St that became the location for Irving Red Hots, or "Hot Dog Hill". It was lovely to look out at Baldy in the sunshine and be outside for a short break in nice weather.

I want to emphasize my wish to keep a view of Carbonate in the Parklet location.

I think some deciduous trees could provide some shade there and still keep a view.

For that reason, I wish to reach out to the Tree Committee to understand what is meant by the statement of them wanting Conifers for our Parklet here at the top of the hill at the Park n Ride lot.

I wonder what kind of Conifer was suggested by the Tree Committee for the Parklet?

And where would they plant them?

Can we please obtain a report from the Tree Committee's recommendations?

Deciduous trees & bushes would afford the ability to have sun in the shoulder seasons when we are ready to get outside and relax and look around at our mountain views, whereas Conifers may block the sun entirely and warmth in Spring and Fall.

Especially - Gorgeous Siberian Amur Ginnala Maple bushes/trees would be a wonderful understory break from the street. There are 2 kinds of Ginnalas: 20-25 ft standard, and 8-10ft "Dwarf Compact" models.

We have both and they have been amazing over the last 30-40 years that we keep planting more & more. We often have the best Fall color in the valley with our Ginnalas that everyone seems to enjoy!

Here's 2 photos of our Ginnalas all dressed up in their finest red Fall color! This color is True in our own yard along the Myrtle Pathway - Not photo edited!





More Info:

[Flame Amur \(or Acer\) Ginnala Maple](#)

"This maple is a **small, upright spreading tree**, and *it is known as a hassle-free species*. As it matures, the tree can reach heights of **15 to 20 feet**."

"Ginnala maples, also known as Amur maples, typically reach a mature size of 15-20 feet both in height and width. They can grow as either a small tree or a large shrub, and their form can vary from multi-stemmed to single-trunked. " (depending on pruning in early growth stages)

"A **very hardy and tough small growing tree with dense foliage**." **Very Cold tolerant!**

"This is an excellent, low growing tree for small yards. It is sometimes used for hedges or screens."

"the Amur Flame Maple can thrive in your yard since it's **cold hardy and drought tolerant**"

(Ginna again): We can't say enough good things about living with Ginnalas for the last 40 in our yard.

The only caution is that seedlings can sprout from their seeds, which we pull in Spring time unless we wish them to grow.

Lisa, will you please share this with the Tree Committee Members, as well as HURA and Mr. Sindell.

With our best intentions and regards,

Ginna Lagergren (and Ken Lagergren)

From: Lisa Horowitz
To: Larry Schwartz; Bob Brand; Brian McCue; Sandi Vior; Martha Burke
Cc: Jessica Parker; jenourato@gmail.com
Subject: FW: Themes, Murals, Sculptures
Date: Tuesday, April 22, 2025 6:23:50 AM

Public comment.

Lisa

From: Ginna Parsons Lagergren <gplagergren@gmail.com>

Date: Monday, April 21, 2025 at 11:16 AM

To: Martha Burke <martha.burke@haileycityhall.org>, Lisa Horowitz <lisa.horowitz@haileycityhall.org>, Kaz Thea <kaz.thea@haileycityhall.org>, Heidi Husbands <heidi.husbands@haileycityhall.org>, Juan Martinez <juan.martinez@haileycityhall.org>, Dustin Stone <dustin.stone@haileycityhall.org>, Brian Yeager <brian.yeager@haileycityhall.org>, Robyn Davis <robyn.davis@haileycityhall.org>, Christopher Simms <christopher.simms@haileycityhall.org>

Subject: Themes, Murals, Sculptures

To: City of Hailey, HURA, and GGLO

(Please forward this to HURA AND GGLO)

1) Themes:

Hailey is in fact a wonderfully diverse, historic, quirky and eclectic community of many cultural interests. There is no one style that reflects all the interests of our people and different cultures.

Therefore, to select "Themes" for decorations for Bullion, or anywhere in Hailey, I believe it would be an eclectic mix of attractive decorations.

At an earlier HURA meeting a suggestion was made that decor for the Bullion Pathway should "coalesce". I believe that is the opposite of the nature of Hailey's character.

I suggest that multiple themes, such as a combination of River, Mountains, Trees, Music, Art and so on should all reflect our "quirky" style to represent our diverse population and cultures. And I think it would be cool to spread the design out all over the space, RATHER than having a rectangular shape. (see example below)

2) Mural construction NOTES for the South side of Green's in the BULLION SQUARE LLC Complex:

If it is acceptable to Larry Green and the HOA of BULLION SQUARE LLC, then I would propose that a Mural would be a Mosaic constructed of a Ceramic Tile. Tile pieces could be attached with epoxy construction adhesives and grouted with epoxy-based grout according to known best practices at that time.

I understand from talks with Larry and Marc Green that the Stucco surface of the south wall currently will need resurfacing within the next 5 years or so. This would need to be addressed before a mosaic ceramic mural could be adhered to it.

Also I would suggest that their awning could be shorter to only hang over the South-Eastern windows that would be about half its current length, if deemed acceptable by Larry Green and the HOA.

So - before a Mural could be designed, all these elements would need to be addressed, with funding sources, and research, for materials of the substrate on which the Mural of Mosaic Ceramic Tile could be applied.

Below are images I copied from the internet and inserted onto Green's south wall - with half of the awning erased.

*This is just a SUGGESTION FOR STYLE - to spread out designs ceramic tile mosaics all over the wall - These copies are **NOT FOR USE!!!** Only meant to spur Ideas!!!*



3) **Existing** Murals and Sculptures in Hailey:

Murals: There are at least twelve (12) murals in the following locations:

Indoors - Atkinsons north entrance, the Welcome Center, the Community Campus, City Hall Meeting room...

Outdoors - On the north side of the Museum, City Hall behind the Library, behind Jane's on the north, and south sides, at the Draper Preserve under the small Picnic Pavilion, on the side of a building on River St., on the north side of Sturtevant's, in Hop Porter Park on the side of the restroom building... and likely more I haven't thought of....

Sculptures:

The colorful sheep at the end of Myrtle Pathway, The Trailing of the Sheep sculpture at McKercher Park, also the steel and stone sculpture at McKercher Park, the Chinese History piece at Hailey Coffee Co., the bronze topographic map outside the Library at corner of the Main and Croy St, at the south entrance to town-the Hailey Welcome sign, on River St outside an apartment building, in Hop Porter Park playground, even the green Dinosaur at the Albertsons' gas station.

Where else? Probably more...

Hailey is an eclectic Art Town and could be celebrated with marketing including pamphlets, tours, a featured part of a festival, a component of an Artist's Studio Tour, and so on....

I hope these observations will encourage people to seek all these works of art

to view and appreciate. School teachers could encourage families and students to find all of them as assignments.

And I hope we can encourage more all over town!! Possibilities are endless...

With art in mind,
Ginna Lagergren

From: [Lisa Horowitz](#)
To: [Larry Schwartz](#); [Bob Brand](#); [Brian McCue](#); [Sandi Viau](#); [Martha Burke](#)
Cc: [Jessica Parker](#); [lenourato@gmail.com](#)
Subject: FW: More examples of sculptures and murals in Hailey
Date: Tuesday, April 22, 2025 6:24:36 AM

From: Ginna Parsons Lagergren <gplagergren@gmail.com>
Date: Monday, April 21, 2025 at 4:14 PM
To: Martha Burke <martha.burke@haileycityhall.org>, Lisa Horowitz <lisa.horowitz@haileycityhall.org>, Kaz Thea <kaz.thea@haileycityhall.org>, Heidi Husbands <heidi.husbands@haileycityhall.org>, Juan Martinez <juan.martinez@haileycityhall.org>, Dustin Stone <dustin.stone@haileycityhall.org>, Brian Yeager <brian.yeager@haileycityhall.org>, Robyn Davis <robyn.davis@haileycityhall.org>, Christopher Simms <christopher.simms@haileycityhall.org>, llgreens@gmail.com <llgreens@gmail.com>, llgreenshardware@gmail.com <llgreenshardware@gmail.com>
Subject: More examples of sculptures and murals in Hailey

How could I have forgotten! - there is the Giant Bicycle sculpture outside Sturtevents. Also there is a giant Butterfly on the east side of the new Town Center West building, that appears to be part colorful mosaic mural-like or is it a sculpture. It's beautiful in any case!!

How many more examples of Public art are out there to add to the list that I emailed earlier today that exist in Hailey?

Loving Hailey's art,
Ginna Lagergren

FW: Bullion pathway parking

From Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Date Wed 5/7/2025 7:33 AM

To Jessica Parker <jessica.parker@haileycityhall.org>

Please include in the next packet.

All of the public comment on file will need to be included in the June 9 Joint HURA/CC meeting.

Lisa

From: Luke Snell <luke@lukespharmacy.com>

Date: Wednesday, May 7, 2025 at 7:23 AM

To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Subject: Bullion pathway parking

Hi Lisa,

Hopefully the information I'm getting is correct and you are the correct person to reach out to and you will pass this message along to the appropriate people.

My understanding is that P&Z is recommending to take out some angled parking and convert it to parallel parking spots, creating three less parking spaces. I can't express enough how concerned I am with this idea. The city should be doing everything in it's power to preserve parking spaces, especially in the downtown core. We can't continue down this path of increasing density and simultaneously reducing available parking. It's already a struggle at times for my customers to find close parking to my Pharmacy. And, as you can imagine, my customers are often in a fragile state of health. They need parking in close proximity. Please preserve parking spaces. This can certainly be done while maintaining pedestrian safety and city beauty.

Best,

--

Luke Snell, PharmD

Luke's Pharmacy & Wellness

101 S. Main St.

Hailey, ID 83333

www.lukespharmacy.com

P (208) 788-4970

F (208) 788-5791

FW: Parking spots on South Side of Bullion Square

From Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Date Mon 5/12/2025 7:16 AM

To Brian Yeager <brian.yeager@haileycityhall.org>; Mark Sindell <msindell@gglo.com>; Lisa Enourato <lenourato@gmail.com>; Jessica Parker <jessica.parker@haileycityhall.org>

Jesse this should be distributed in the June 9 HURA/CC Public Workshop materials.

Lisa

From: L.L. Green's Hardware <llgreenshardware@gmail.com>

Date: Friday, May 9, 2025 at 4:51 PM

To: Kaz Thea <kaz.thea@haileycityhall.org>, Dustin Stone <dustin.stone@haileycityhall.org>, Heidi Husbands <heidi.husbands@haileycityhall.org>, Juan Martinez <juan.martinez@haileycityhall.org>, Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Subject: Parking spots on South Side of Bullion Square

Hailey City Council Members-

I wanted to send you an email to let you know I have had many conversations with customers in the store about the parking situation that you are currently deciding what to do with on the south side of our old location at 101 N Main street in Hailey. As the plans came to light that parking was on the chopping block for the main core of Hailey, businesses in the area were very eager to come to a daytime meeting to make sure their concerns about the parking were heard. It was very clear when Mark from GGLO came to explain what was going on that most of the businesses in the area feel that we are at a breaking point with the parking. The city has pointed out that they have sent out surveys to business owners and residents, but they must not be reaching enough of the target audience because everybody that I know that owns a business around that block knows that if they lose even one parking spot, everybody will feel it. I know a reduction in any more parking will be met with fierce resistance. If you have ever been in the bullion block on an evening when people are trying to go to a restaurant, or even pick up food, or pick up a kid, or get to a class in one of the 4 gyms within a two block radius, you would understand that there is not enough parking for what businesses have been approved to be in that location. What you are trying to do with the parking ignores your own snow storage requirements and will hamper many businesses that help provide a tax base for our city. Please hear what many of the businesses are feeling about parking in the main core of Hailey. Please remember that while biking and walking are a great way to get around, cars are still a necessary mode of transportation due to our climate and situation where our town is a busy hub between Ketchum and Bellevue where people want to come. If you make it too difficult to get in and out, businesses will go where it is easier.

Marc Green

--

L.L.Green's Hardware

920 N Main

Hailey, ID 83333

208-788-9359

Dear Mayor, City Council, HURA

I was surprised to hear about the concerns of the P&Z in regard to safety on the first block of W. Bullion St, as I have witnessed the aftermath of a couple of nasty accidents on Main St just south of McKercher Blvd and north of the pedestrian crossing, where there was significant trauma from whiplash injuries and cars towed away.

At the same time, I have crossed onto W. Bullion from the East side many, many hundreds of times and have never seen an accident. When riding a bike, I am always observant and cautious, but I have never felt threatened in this area, with the exception of cars making Left turns out of Bullion Square onto W. Bullion attempting travel east, which requires extra caution. (I recommend that the south exit from Bullion Square be signed for NO LEFT TURN. This would be similar to the NO LEFT TURN designation over on E. Bullion behind Wells Fargo Bank, which has improved ease of traffic flow on E. Bullion.)

So I was curious, what are the actual accident facts in this area and in the rest of Hailey? Luckily, the ITD gathers this data and provides it for viewing on their website, so there is no need to wonder or to speculate. Below are some facts from this data.

There is a large amount of data available, I have selected the most recent data available which is the 4 year period from 2019 to 2023. Newer data has yet to be tabulated into the ITD database. The highlights are listed separately for W. Bullion St and for the rest of Hailey.

For **W. Bullion St** between Main St and River St between 2019 and 2023:

1. There were NO injuries or possible injuries at all.
2. There were NO Pedestrian injuries or reports.
3. There were NO Bike injuries or reports.
4. There were 10 reports of Property Damage (minor fender bender damage) for the first 1/2 block and 2 reports of Property Damage between the alley and River St.

In comparison, there were numerous accidents, many with injuries, primarily on Main St, where there is parallel parking.

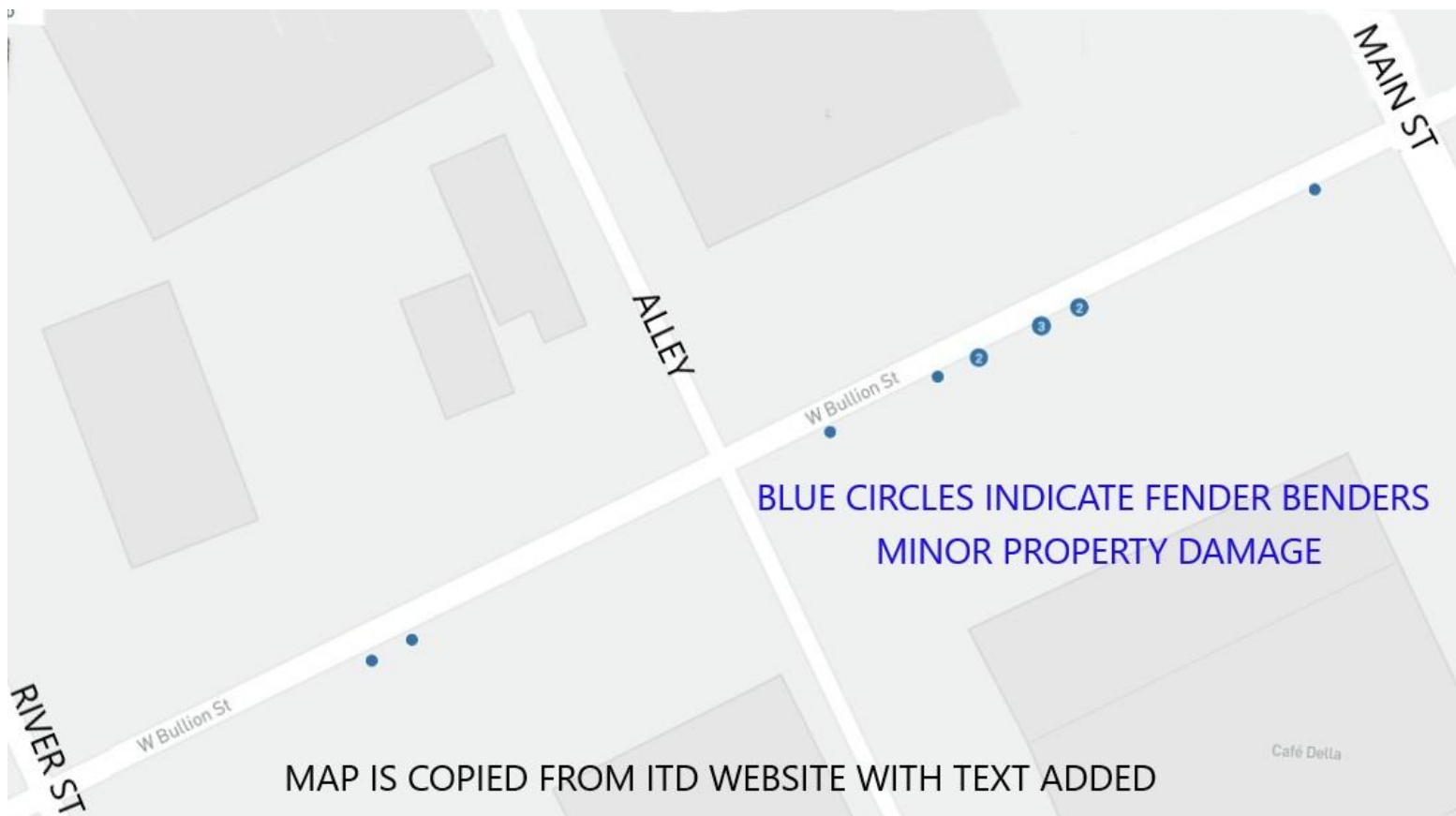
For the **rest of Hailey** from McKercher Blvd to Fox Acres Rd between 2019 and 2023:

1. There were 8 Serious injuries
2. There were 19 Visible injuries.
3. There were 32 Possible injuries
4. There were 381 reports of Property Damage (minor fender bender damage).
5. There were 5 Pedestrian injuries including 3 Serious Pedestrian injuries.
6. There were 7 Bike injuries including one serious injury.

Hailey Police reported 12 “events” in 2024 and 3 “events” so far in 2025 on W. Bullion St between Main St and River St. An “event” means that the police took a photograph at that location. It is my understanding this could be any type of police investigation and not always traffic related. To find the details prior to the events being tabulated into the ITD database, it would most likely require requesting traffic reports in a public disclosure request. However, the policeman that I talked to indicated that any of the traffic events on W. Bullion in 2024-25 were “minor fender benders”.

Please view the W. Bullion St map on the next page.

Below is a map locating the fender benders on W. Bullion between 2019 and 2023. The data does not indicate whether the accident occurred in the eastbound, westbound or turn lane. Any offset of the circles from the centerline of the road is created by the slight imprecision of ITD overlaying Google Maps satellite images onto the GPS coordinates map, which always occurs in these situations, as it does on the Blaine County Property maps.



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AGENDA ITEM SUMMARY

DATE: 05/20/25

District: Gateway and Airport Way Districts

STAFF: JP/LH/MSC

SUBJECT: Consideration of Resolution 2025-_____, to adopt the Amended and Restated Participation Policy. **ACTION ITEM**

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached is the amended Participation Policy. The amendments include 1) an increase from the maximum of 50% to 75% of the tax increment revenue allowed for reimbursement and 2) will allow Reimbursement Participation Agreements in the Gateway and Airport Way District.

The request to increase was first heard in July 2024 by Mid RVR Townhomes, LLC. The Board agreed to increase their agreement per Resolution 2024-007.

During the Mid RVR discussion the board discussed the option to increase all existing RPA's from 50% to 75% within the Gateway District.

Staff is bringing back the amended Participation Policy for the Board review and for the Board to determine if they would like to also increase the existing, active participation agreements within the Gateway District.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2025-_____, to adopt the Amended and Restated Participation Policy. **ACTION ITEM**

Motion to authorize staff to increase reimbursement from 50% to 75% on existing reimbursement participation agreements located within the Gateway District. **ACTION ITEM**

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN
RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO, AMENDING
AND RESTATING THE AGENCY'S PARTICIPATION POLICY;
AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO TAKE
APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Hailey Urban Renewal Agency of Hailey, Idaho, 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 the Hailey Urban Renewal Agency is referred to as "HURA."

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 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, the HURA Board adopted a formal participation policy by Resolution No. 2018-002, Dated December 6, 2020, that established the criteria for funding projects requested by various entities (the "Participation Policy");

WHEREAS, the HURA Board adopted the first amended participation policy by Resolution 2020-001, dated December 6, 2020, allowing for greater discretion and flexibility in responding to Participation Policy funding requests;

WHEREAS, due to certain statutory changes, the overall levy rate has decreased significantly, reducing the projected reimbursement amounts under existing and new reimbursement agreements;

WHEREAS, Agency staff seeks to further amend the Participation Policy to increase the allocation of reimbursement from 50% of the total revenue allocation proceeds generated from the new development to 75%;

WHEREAS, HURA staff has prepared an Amended and Restated Participation Policy to: 1) reference the policy applies to any urban renewal plan; 2) to increase the revenue allocation reimbursement percentage; and 3) to remove the specific Gateway District termination date. A copy of the Amended and Restated Participation Policy is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, HURA staff recommends approval of the Amended and Restated Participation Policy by the Agency Board;

WHEREAS, the HURA Board finds it in the best interests of HURA and the public to approve and adopt the Amended Participation Policy.

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

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

Section 2: That the Amended and Restated Participation Policy, attached hereto as **Exhibit A** is hereby approved and adopted by the HURA Board, and that the Chair and Executive Director are authorized and directed to take all action to implement the Amended and Restated Participation Policy.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Hailey, Idaho, on May __, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on May __, 2025.

HAILEY URBAN RENEWAL AGENCY

Chair

ATTEST:

By _____
Secretary

RESOLUTION NO. 2025-____

EXHIBIT A

4927-5192-5265, v. 1 AMENDED AND RESTATED PARTICIPATION POLICY

HAILEY URBAN RENEWAL AGENCY
AMENDED AND RESTATED PARTICIPATION POLICY
FUNDING CRITERIA FOR PROJECTS

The Urban Renewal Agency of the City of Hailey, Idaho (the “Agency”) has established the following policy to govern its participation with developers on projects within its urban renewal project areas effective as of May ___, 2025.

General Funding Criteria for All Projects

1. Projects specifically identified in any urban renewal plan (the “Plan”) shall take priority for funding in all cases.
2. The HURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Hailey Urban Renewal Board.
3. Funding for projects within the Revenue Allocation Area shall be used first and foremost for publicly owned infrastructure and for infrastructure that serves a direct public purpose.
4. Public infrastructure located below ground or at-grade shall be given priority.
5. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
6. HURA shall not consider requests to fund public infrastructure that has been required by the City of Hailey in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.
7. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between HURA and the entity.

Project Funding Categories

1. Reimbursement to Private Entities for Public Infrastructure
 - a. Revenue allocation funds (also known as tax increment funds) generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
 - b. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to HURA.
 - c. No more than 75% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
 - d. Commitments for reimbursement in an owner participation agreement or other similar reimbursement agreement are within the discretion of the HURA Board, however, the duration of any commitment shall not exceed the duration of the Plan.

2. Direct Funding of Public Infrastructure as Defined in Idaho Code §§ 50-2018(10), 50-2903(13) and 50-2903(14):
 - a. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
 - b. In these cases, funding should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.
3. Funding for Non-Infrastructure Requests:
 - a. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the HURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the HURA could not have achieved on its own.
 - b. Entities requesting funding must be either a legally recognized 501(c)3 entity or a non-profit entity organized under Chapter 30, Title 30, Idaho Code, and must have a proven track record of success.
 - c. Non-infrastructure funding request must result in a net financial benefit to the HURA.
 - d. Requests for funding administrative or operational costs shall not be considered except as may be proportionally allocated for the project.

Process for requesting funding

1. Applicants shall submit a request on forms prepared by HURA.
2. The request will be placed on the next available board meeting agenda.
3. For new construction, funding requests shall be made prior to the applicant applying for city building permits.
4. For private sector projects, funding approval shall become effective upon adoption of an Owner Participation Agreement or equivalent by HURA.

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AGENDA ITEM SUMMARY

DATE: 05/20/25

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Monthly Financial Statements.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the following reports:

- Financial Statements
- Unpaid Invoices

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action required.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
APRIL 30, 2025

ASSETS

100010	LGIP - AIRPORT WAY	229,834.40	
100100	MOUTAIN WEST SAVINGS	259,111.59	
120000	PROPERTY TAXES RECEIVABLE	7,779.04	
120015	LGIP GATEWAY BOND	2,942,650.79	
120020	LGIP - GATEWAY	429,336.68	
	TOTAL ASSETS		3,868,712.50

LIABILITIES AND EQUITY

LIABILITIES

220010	2024 BOND SERIES GATEWAY	2,945,403.14	
	TOTAL LIABILITIES		2,945,403.14

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	685,277.11	
	REVENUE OVER EXPENDITURES - YTD	238,032.25	
	BALANCE - CURRENT DATE	923,309.36	
	TOTAL FUND EQUITY		923,309.36
	TOTAL LIABILITIES AND EQUITY		3,868,712.50

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	844.70	5,830.85	.00	(5,830.85)	.0
315010 TAX INCREMENT REVENUE - AIRPOR	8,179.17	135,777.08	.00	(135,777.08)	.0
TOTAL SOURCE 31	9,023.87	141,607.93	.00	(141,607.93)	.0
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	1,550.20	53,395.34	.00	(53,395.34)	.0
325010 TAX INCREMENT REVENUE - GATEWA	5,518.79	381,792.27	.00	(381,792.27)	.0
TOTAL SOURCE 32	7,068.99	435,187.61	.00	(435,187.61)	.0
<u>SOURCE 33</u>					
330100 INTEREST INCOME - SOUTH	3.95	.00	.00	.00	.0
TOTAL SOURCE 33	3.95	.00	.00	.00	.0
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	10,948.15	10,948.15	.00	(10,948.15)	.0
TOTAL SOURCE 34	10,948.15	10,948.15	.00	(10,948.15)	.0
TOTAL REVENUE	27,044.96	587,743.69	.00	(587,743.69)	.0

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	130.20	4,486.89	.00	(4,486.89)	.0
410400 INSURANCE - AIRPORT WAY	.00	395.67	.00	(395.67)	.0
410600 PROFESSIONAL AND LEGAL SERVICE	395.67	65,655.33	.00	(65,655.33)	.0
TOTAL AIRPORT WAY	525.87	70,537.89	.00	(70,537.89)	.0
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	13.80	5,083.66	.00	(5,083.66)	.0
420400 INSURANCE - GATEWAY	.00	395.67	.00	(395.67)	.0
420500 PARTICIPATION AGREEMENTS - GAT	.00	62,722.50	.00	(62,722.50)	.0
420600 PROFESSIONAL AND LEGAL SERVICE	395.67	201,962.29	.00	(201,962.29)	.0
TOTAL GATEWAY	409.47	270,164.12	.00	(270,164.12)	.0
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	13.80	1,539.65	.00	(1,539.65)	.0
430401 INSURANCE SOUTH URD	.00	395.66	.00	(395.66)	.0
430600 PROFESSIONAL AND LEGAL SERVICE	395.66	7,074.12	.00	(7,074.12)	.0
TOTAL SOUTH URBAN	409.46	9,009.43	.00	(9,009.43)	.0
TOTAL EXPENDITURES	1,344.80	349,711.44	.00	(349,711.44)	.0
NET REVENUE OVER EXPENDITURES	25,700.16	238,032.25	.00	(238,032.25)	.0

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1007 Caselle Inc.									
140414	1	Invoice#140414 General Ledger Conve	Invoice	04/18/2025	05/20/2025	1,333.34		1,333.34	410200
140414	2	Invoice#140414 General Ledger Conve	Invoice	04/18/2025	05/20/2025	1,333.34		1,333.34	420200
140414	3	Invoice#140414 General Ledger Conve	Invoice	04/18/2025	05/20/2025	1,333.32		1,333.32	430200
Total 140414:						4,000.00	.00	4,000.00	
41220	1	Invoice#41220 AR Credit Back	Invoice	04/18/2025	05/20/2025	166.67-		166.67-	410200
41220	2	Invoice#41220 AR Credit Back	Invoice	04/18/2025	05/20/2025	166.67-		166.67-	420200
41220	3	Invoice#41220 AR Credit Back	Invoice	04/18/2025	05/20/2025	166.66-		166.66-	430200
Total 41220:						500.00-	.00	500.00-	
Total 1007 Caselle Inc.:						3,500.00	.00	3,500.00	
1016 Elam & Burke									
214637	1	General Services April	Invoice	04/30/2025	05/20/2025	334.83		334.83	410600
214637	2	General Services April	Invoice	04/30/2025	05/20/2025	334.84		334.84	420600
214637	3	General Services April	Invoice	04/30/2025	05/20/2025	334.83		334.83	430600
Total 214637:						1,004.50	.00	1,004.50	
Total 1016 Elam & Burke:						1,004.50	.00	1,004.50	
1023 Hales Engineering									
2025-7940	1	Invoice#2025-7940 Airport Way Transp	Invoice	05/01/2025	05/20/2025	2,411.55		2,411.55	410600
Total 2025-7940:						2,411.55	.00	2,411.55	
Total 1023 Hales Engineering:						2,411.55	.00	2,411.55	
1030 Enourato, Lisa									
112	1	Invoice# 112 Downtown Master Plan an	Invoice	05/13/2025	05/20/2025	255.00		255.00	420200
112	2	Invoice# 112 Downtown Master Plan an	Invoice	05/13/2025	05/20/2025	85.00		85.00	410200
112	3	Invoice# 112 Downtown Master Plan an	Invoice	05/13/2025	05/20/2025	85.00		85.00	430200
Total 112:						425.00	.00	425.00	
Total 1030 Enourato, Lisa:						425.00	.00	425.00	
1036 Mt Express									
20250430	1	2025 04 16 Post Annual Report Filing	Invoice	04/30/2025	05/20/2025	7.36		7.36	410200
Total 20250430:						7.36	.00	7.36	
Total 1036 Mt Express:						7.36	.00	7.36	
Total :						7,348.41	.00	7,348.41	
Grand Totals:						7,348.41	.00	7,348.41	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
410200	1,425.70	166.67-	1,259.03
410600	2,746.38	.00	2,746.38
420200	1,588.34	166.67-	1,421.67
420600	334.84	.00	334.84
430200	1,418.32	166.66-	1,251.66
430600	334.83	.00	334.83
Grand Totals:	7,848.41	500.00-	7,348.41

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/25	7,848.41	500.00-	7,348.41
Grand Totals:	7,848.41	500.00-	7,348.41

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Williams Family Trust

May 12, 2025

Larry Schwartz
Lisa Horowitz
via email

Re: Seller Written Notice of Closing Date for 111 Empty Saddle Trail, Hailey, Idaho

Dear Larry and Lisa:

Per the terms of Section 12 of the Real Property Purchase and Sale Agreement between Williams Family Trust and the Urban Renewal Agency of the City of Hailey for the above property, this document shall serve as Seller's written notice to Buyer that the Closing Date shall be August 29, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Latham Williams", with a stylized flourish at the end.

Latham Williams, Trustee
Williams Family Trust

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