

# 2013

# Annual Report



Hailey Urban Renewal Agency



# Hailey Urban Renewal Agency

## HURA BOARD OF DIRECTORS

- Jason Miller, Chair
- Larry Schwartz, Vice Chair
- Mary Sfingi, Secretary/Treasurer
- Don Keirn, Commissioner (City Council Member)
- Jim Spinelli, Commissioner

## HURA STAFF

- Micah Austin, Executive Director HURA (Community Development Director)
- Ryan Armbruster, Legal Counsel
- Phil Kushlan, TIF Consultant

## CITY OF HAILEY ELECTED OFFICIALS

- Fritz Haemmerle, Mayor
- Don Keirn, Council President
- Martha Beave-Burke, Council Member
- Carol Brown, Council Member
- Pat Cooley, Council Member

## CITY STAFF

- Heather Dawson, City Administrator
- Tom Hellen, City Engineer/Public Works Director
- Becky Stokes, City Treasurer
- Mary Cone, City Clerk

### Hailey Urban Renewal Agency

Hailey City Hall

115 Main St. So

Hailey, ID 83333

208-788-9815



# Executive Summary

## 2013 HIGHLIGHTS

2013 was an exciting year for the Hailey Urban Renewal Agency with several significant milestones achieved, surpassed, and celebrated. The year started out with the adoption of the Eligibility Report in April, followed by an aggressive effort made by Board Members, staff, and highered consultants in drafting and adopting an Urban Renewal Plan for the Gateway District by the end of the year. Through extensive public outreach and numerous public hearings, the Gateway District Urban Renewal Plan was eventually adopted on October 23, 2013 by Ordinance 1138, thereby establishing the Gateway District as Hailey first Revenue Allocation District. Leading up to the adoption of Ordinance 1138, numerous resolutions and public hearings were adopted and held according to State Statute.

## BACKGROUND ON THE HAILEY URA

In 2010, the Hailey City Council established the need for an urban renewal agency by adopting Resolution 2010-02, in accordance with the Idaho Urban Renewal Law (Idaho Code Title 50, Chapter 20). The original Board Members for the Hailey Urban Renewal Agency were Jason Miller, Jim Spinelli, Mary Sfingi, Larry Schwartz, and Don Keirn. As of this writing, all original members are still serving and still very passionate about the urban renewal opportunities for Hailey. Beth Robrahn served as the first Executive Director of the Hailey Urban Renewal Agency in addition to her role as the Community Development Director for the City of Hailey. In early 2012, Ms. Robrahn took employment elsewhere, leaving the position of Director vacant for the Urban Renewal Agency for a period of nearly six months. In July 2012, Micah Austin assumed the position of Community Development Director for the City of Hailey and subsequently began working with the Agency where Beth Robrahn had left off. On August 8, 2012, the HURA Board appointed Micah Austin as the Executive Director and authorized him to begin preparing the necessary steps in formation of a revenue allocation district. On October 23, 2013, the Gateway District was established by Ordinance 1138, adopted by the Hailey City Council.

## LOOKING FORWARD TO 2014

In 2014, the HURA Board will determine what level

of involvement to make in redevelopment projects within the Gateway District and to what extent can the Agency leverage anticipated TIF revenues for funding infrastructure improvements. There are several economic development projects within the Gateway District, however the Agency has no current revenues, making it difficult to commit any degree of funding to infrastructure projects. As the year progresses and assessed valuations continue to rise, these uncertainties will be fully addressed.

## CONCLUSION

2013 was just about the best year on record to establish an urban renewal district in Hailey. By all forecasts and predictions, the Gateway District will meet and exceed all expectations for Tax Increment Financing revenues, which means the objectives of the Plan can be finished earlier and the District can be closed sooner than the 20 year horizon. The Great Recession has ended, building permits are on the rise, employment is improving, and the City is currently pursuing several economic development projects that would bring hundreds of new jobs to Hailey and to the Wood River Valley. This is truly an exciting time for the Hailey Urban Renewal Agency and it appears that things will continue to improve.

It is an honor and a great pleasure for me to serve the Hailey Urban Renewal Agency and I am optimistic that there are great things ahead.

Sincerely,

Micah Austin



# 2013 Projects Summary

## COMPLETION AND ADOPTION OF ELIGIBILITY REPORT

- Working closely with HURA staff, Phil Kushlan from Kushlan Associates completed the Eligibility Study in early 2013 and presented the final draft to the HURA Board for adoption on April 5, 2013. The HURA Board unanimously approved Resolution No. HURA 2013-3, thereby approving the Eligibility Report and recommended its approval to the Hailey City Council.
- On April 15, 2013, the City Council approved Resolution No. 2013-24, thereby approving the Eligibility Report.
- This was the last step before the HURA Board could proceed with drafting and completing the Urban Renewal Plan, as required by Idaho Statute.

## EXTENSIVE PUBLIC OUTREACH ON THE GATEWAY DISTRICT PLAN

- Leading up to the adoption of the plan, the HURA Board held several public hearings and workshops to seek public comment on the Plan, its contents, and any suggestions or recommendations that the public may have. On August 13, 2013, all owners of real property within the Gateway District were invited to attend a public Town Hall Meeting and Workshop to discuss the Plan with the HURA Board and staff. 25 people were in attendance and many questions and concerns were addressed. By the End of the meeting, all attendees left with concerns addressed.
- In addition to the Town Hall Meeting, the HURA Board and City Council held several public hearings on both the Eligibility Report, the Gateway District Plan, and Ordinance 1138 adopting the Plan. Public input at these meetings was positive.

## COMPLETION AND ADOPTION OF THE GATEWAY DISTRICT URBAN RENEWAL PLAN

- On August 21, 2013, the Hailey Urban Renewal Agency adopted the Urban Renewal Plan for the Gateway District Urban Renewal Project with the approval of Resolution HURA 2013-5. The Plan included revenue allocation financing provisions, established strategic priorities, identified projected revenues and expenses, and clearly established objectives for the Gateway District.
- On October 23, 2013, the Hailey City Council adopted Ordinance No. 1138, establishing the Gateway District as the first Urban Renewal Revenue Allocation District in Hailey. The effective date of the ordinance was October 23, 2013.

# Fiscal Year 2014 Budget

## Notice of Public Hearing

### Hailey Urban Renewal Agency

## Proposed Budget for Fiscal Year 2014

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year begins on October 1, 2013, and ends September 30, 2014, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on August 21, 2013 at 9:00 am, pursuant to Idaho Code 50-1002. Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Micah Austin, 115 Main St. S., Hailey, ID, 83333 or emailed to [micah.austin@haileycityhall.org](mailto:micah.austin@haileycityhall.org). The Agency budget funds the programs, services, and capital projects that the Agency Board and City Council, by way of adoption of potential urban renewal plans, may determine to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has now completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2013 values. The Agency expenses will primarily include legal expenses and other consulting expenses in FY 2014. Those activities will be funded through the City of Hailey's advance of \$50,000. The Agency approved a Memorandum of Understanding between the City and Agency on November 14, 2012, which addresses the advance. The budget below shows the breakdown of anticipated expenses for FY 2014. For FY 2014, the Agency's revenues will be limited to the remainder of the City's advance, which was received in FY 2013.

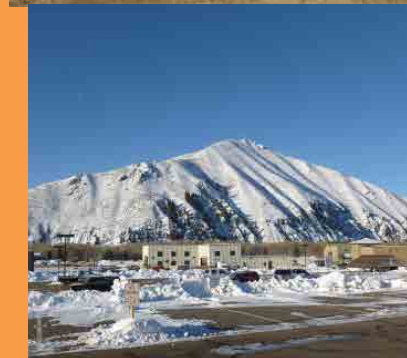
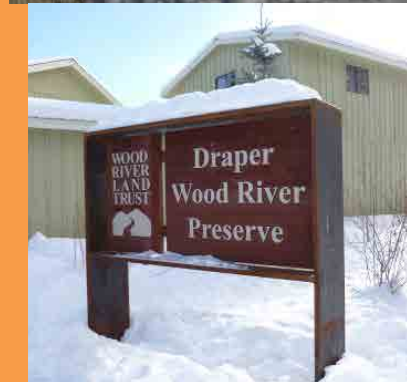
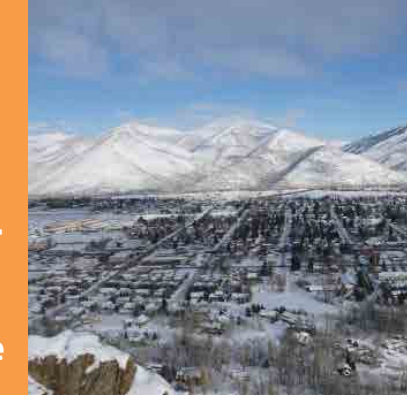
Revenue FY 2014:	
	Proposed
Other Revenue (Gov't or Loan/Bond Proceeds)	\$0.00
<b>Total Revenue</b>	<b>\$0.00</b>
Expenditures FY 2014:	
	Proposed
Professional and Legal Services	\$7,517
Insurance	\$1,000
Administration Expense	\$3,900
Other Expenses	\$1,700
<b>Total Expenditures</b>	<b>\$14,117</b>

I, Micah Austin, Executive Director of the Hailey Urban Renewal Agency, do hereby certify that the foregoing is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2014, all of which have been tentatively approved at the Board meeting of July 31, 2013.

# Looking Forward to 2014-2015

## Key Priorities for the Hailey Urban Renewal Agency in 2014

1. Determine revenues for FY 2015 and anticipate their receipt.
2. Pursue LHTAC grant to ensure that the reconstruction of River Street will begin as planned.
3. Consider other funding options to coincide with receipt of the LHTAC grant to minimize phasing of River Street reconstruction.
4. Partner with developers and owners of real property on redeveloping site within the Gateway District, particularly those sites that are in clear need of redevelopment.
5. Establish priority economic development projects and determine how Board Members can be involved.





## Contact Information

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